



## **SOCIAL IMPACT ASSESSMENT**

### **STONNINGTON INDOOR SPORTS STADIUM - SOCIAL IMPACT ASSESSMENT**

**Prepared for Stonnington City Council**

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# **1 Introduction**

## **1.1 Introduction**

Public Place was engaged by Stonnington City Council to prepare a social impact assessment (SIA) relating to a proposal to develop a four court indoor stadium at Percy Treyvaud Memorial Park, East Malvern. Consistent with Council's SIA policy for major development proposals, Council requested that the SIA:

- Review local government plans and policies directly related to the project.
- Provide a baseline assessment of social conditions.
- Define stakeholders and impacted communities of interest.
- Engage the community in a meaningful way during the development of the SIA.
- Identify potential direct impacts (positive and negative) arising from the project and assess their significance.
- Propose enhancement and mitigation measures.
- Outline a monitoring framework and evaluation process.

## **1.2 Approach and Tasks**

### **1.2.1 Approach**

The SIA was completed following well-established procedural steps and makes use of data collected using a variety of research methods. The report is structured to present the information as indicated:

- Screening and Scoping - Adopt the SIA requirements as set out in the project brief (Section 1).
- Profiling – Describe the project, outline existing social conditions and policy context and identify the key social receptors and community resources (Section 2 and 3).
- Prediction and Evaluation - Assess likely social changes or effects associated with the proposal and evaluate the impacts of these predicted changes for the key social receptors in the context of mitigating actions (Section 4 and 5).
- Mitigation and Monitoring - Propose measures to mitigate identified impacts and monitoring procedures to assess impacts overtime (Section 8).
- Conclusion (Section 9).

### **1.3 Data Collection**

A range of data collection activities were undertaken to inform the SIA, namely:

- Site visit to the subject site and surrounds.
- Document and policy review – Relevant literature including local policy and studies commissioned by City of Stonnington were reviewed.
- Demographic analysis using data from the 2016 Census of Population and Housing.
- Face-to-face and telephone interviews with representatives of the Chadstone Bowls Club (CBC) and Prahran Netball Association (PNA) and their members.
- An online community survey promoted via the Connect Stonnington web page, a local newspaper (leader) and social media as well as through a direct letter box drop within the 'Local Area' (the area generally bound by Belgrave Road, the Monash Freeway, Warrigal Road and the Princes Highway). The survey instrument is attached at Appendix 1.
- A series of 10 community forums which were attended by 131 people. The majority of those who attended lived within the 'Local Area'. The City of Stonnington's record of these forums is attached at Appendix 2.
- Door step discussions with residents living in close proximity to the proposed stadium (immediately to the north on Chadstone Road and Abbotsford Avenue.
- Interviews with traders operating in the commercial strip located to the west of the proposal site on Chadstone Road.

### **1.4 Assessment Framework**

Consistent with best practice in SIA, the following definitions were adopted for the purpose of the study:

- A social change or effect is an objectively verifiable change invoked by an intervention.
- Social impacts comprise the experience (positive or negative) of a social change or effect by specific individuals or groups (social receptors).

Social impacts are distinct from social changes/effects because different individuals and groups (social receptors) can experience social change differently depending on their circumstances (see Van Schooten *et al.*, 2003).

The significance of potential social impacts was considered in light of the magnitude of social changes or effects likely to generate impacts and the sensitivity of social receptors to these changes. Following Rowan (2009):

- Magnitude - is an objective consideration and is equivalent for all social receptors. Magnitude is considered in terms of: duration; scale (spatial extent and/or number of social receptors affected), and reversibility.
- Sensitivity - the capacity of particular receptors to cope with/benefit from a predicted change. Sensitivity is inherently subjective.

Table 1-1 provides a guide to the way in which impact ratings are assigned. Projects typically rate differently on each factor (sensitivity, duration, scale and reversibility) and therefore a degree of professional judgement has been employed.

Table 1-1: Assessing Significance

Significance (negative/ positive)	Sensitivity	Magnitude		
		Duration	Scale	Reversibility
Extremely Negative/ Positive	Change is considered unacceptable/necessary by social receptor	Greater than 10 years	State-wide community	Permanent
Negative/ Positive	Change is considered detrimental/highly beneficial by social receptor	5-10 Years	Regional community	Largely permanent
Moderately Negative/ Positive	Change is undesirable/ beneficial for social receptor	2-5 years	Local community	Some important aspects are permanent
Minor Negative/ Positive	Change is somewhat acceptable but not desirable/has limited benefits for social receptor	6 months to 2 years	Part of a local community	In most important respects can be reversed
Negligible	Change is neither desired or resisted by social receptors	Less than 6 months	A small number of individuals	Can be fully reversed

## **2 Project Description**

### **2.1 Introduction**

This Section describes the development proposal.

### **2.2 Planning for a Stadium**

The Stonnington Recreation Strategy (2014) includes the action: *conduct a feasibility study into the construction of a new multi-court indoor stadium to service the needs of indoor court users*. This action reflects a variety of evidence (discussed below) that indicates that there is urgent need for additional indoor courts within Stonnington. Indoor sports facilities support participation in sports that are popular among women, such as netball and basketball, a further consideration driving City of Stonnington's commitment to undertake the feasibility study.

In December 2016, following a prolonged site selection process, Council passed a motion confirming the Chadstone Bowls Club (CBC) site on Chadstone Road, Malvern East as the preferred location for a feasibility study and to investigate the merit of building a \$25 million, multi-function indoor sports stadium catering to netball, basketball and other sporting users from across the municipality.

#### **2.2.1 Metropolitan Needs<sup>1</sup>**

At the metropolitan scale, the Victorian Government along with a large number of metropolitan and regional Councils have acknowledged that the demand for indoor court space is outstripping supply. There is also wide acknowledgment that there is insufficient courts to support the training requirements of indoor sporting codes and a large number of the existing indoor courts do not meet current facility standards, in particular run off requirements, and are therefore not suitable as competition venues. In response to the unmet demand for access to quality court space the Victorian Government implemented the Better Stadiums Funding Program. Through this program local government can access up to \$3M of funding towards the development of a multi-court facility.

The state government have identified that the investment in indoor stadiums is one of the most effective ways of encouraging increased participation opportunities and supporting health, wellbeing, and community sport as well as boosting the capacity of communities to attract and host local and regional competitions and events.

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<sup>1</sup> Adapted from Otium 2017

## **2.2.2 Local Needs**

The City of Stonnington owns one purpose-built indoor sports stadium (with two courts) (the Orrong Romanis Recreation Centre), and reports from user groups (including the Prahran Netball Association) indicate that that this facility does not meet their needs adequately. Consistent with the reports of user groups, an occupancy study undertaken on behalf of City of Stonnington (Otium 2017) confirms that Orrong Romanis is operating at capacity during traditional peak usage times for indoor stadiums and has very little capacity during these times to accommodate additional use. The facility is also heavily used during off peak times. Moreover, the review found that only one of two courts at the centre meets the run off requirements for netball.

The same review assessed the capacity of facilities located in Council areas that surround Stonnington to meet the increasing demand of clubs and associations, concluding that existing facilities within these Council areas are at capacity and cannot accommodate predicted future demand as populations increase.

### ***Existing and Future Participation in Netball***

Table 2-1 shows the total number of people playing in a Netball Victoria competition by suburb for the City of Stonnington and the share who play in a Prahran Netball Association (PNA) competition. The PNA is the only netball association operating from a facility located within Stonnington, and caters for approximately 38% of the City's junior netballers and 29% of the City's senior netballers. As at 2016, the PNA attracted approximately 64% of its players from outside Stonnington.

As the Table shows, as at 2016, there were 1,396 junior netballers living in Stonnington and 408 senior netballers. If the existing rate of participation continues, the number of participants in Netball Victoria leagues would grow to approximately 1,716 (junior) and 524 (senior) by 2036 (a 23% and 28% increase respectively). Given the fact that Orrong Romanis Centre and centres in surrounding areas at operating at or near capacity, this level of growth (combined growth projected for neighbouring areas) will place additional strain on a network of facilities that is already stretched.

If the PNA maintains its existing market share within Stonnington, the PNA could expect to attract an additional 117 junior players and 30 senior players by 2036 from within Stonnington. The PNA would also continue to attract players from outside of Stonnington, where demand is growing and facilities are also approaching capacity.

The existing market share obtained by the PNA reflects a number of factors such as the location of the Orrong-Romanis Recreation Centre and capacity constraints at this facility (see Section 3.3.5). Development of the proposed stadium would relieve existing capacity constraints and situate the PNA's facilities closer to the bulk of netballers living



in Stonnington. To illustrate, while a large share of the City's netballers live in Malvern East, relatively few Malvern East based players play in a PNA competition (8.1% for juniors and 14.4% for seniors). If the proposed stadium was built, PNA would likely attract a higher proportion of Malvern East's netballers, given the convenience afforded by the proposed location for Malvern East residents. If the PNA achieved a market share in Malvern East, Malvern, Kooyong and Glen Iris equivalent to that achieved in western parts of Stonnington, growth in PNA membership would be significantly greater than associated with population growth alone (due to redistribution of demand). Under a high growth scenario, the PNA could more than double the membership it draws from the Stonnington community.

Moreover, increases in the accessibility of games programed by PNA (for example due to the availability of more varied time slots) and quality of facilities relied on by the PNA could encourage greater overall participation in netball among Stonnington residents, leading to growth in PNA membership beyond that indicated in Table 2-1.

Table 2-1: Netballers – Total and PNA Share – High and Low Scenarios

	2017		2036		
	Total	PNA	Total	PNA - Low	PNA - High
<i>Juniors (5 to 17)</i>					
South Yarra	60	28	88	42	42
Toorak	112	83	130	97	97
Armadale	134	116	158	137	137
Malvern-Kooyong & Malvern South	252	159	286	180	248
Malvern East	580	47	711	58	616
Glen Iris	185	36	235	45	204
Prahran & Windsor	73	59	108	87	87
Stonnington	1,396	528	1,716	646	1,429
<i>Seniors</i>					
South Yarra	55	14	82	21	48
Toorak	36	21	40	23	23
Armadale	34	17	42	21	25
Malvern-Kooyong & Malvern South	44	18	54	22	32
Malvern East	118	17	155	22	90
Glen Iris	70	11	87	14	51
Prahran & Windsor	51	20	63	25	37
Stonnington	408	119	524	149	305

Source: Adapted from Netball Victoria, Direct Data Request 2017.

### ***Existing and Future Participation in Basketball***

Table 2-2 shows the total number of people playing in a Basketball Victoria competition by suburb for the City of Stonnington. As the Table shows, as at 2016 there were approximately 1,561 basketballers living in Stonnington (a similar number to the total number of netballers).

There are currently no Basketball Victoria competitions hosted at an indoor stadium located within Stonnington. The majority of Stonnington’s basketballers play in a league administered by the Hawthorn Basketball Association or the Waverley Basketball Association, with the balance playing in wide variety of leagues across Melbourne.

The membership data provided by Basketball Victoria data do not include the age of players and participation rates are known to vary significantly by age. As a result, no future projection of total player numbers has been made. However, it is noted that the population of the City of Stonnington is projected to increase by 29.2% between 2016 and 2036.<sup>2</sup> If the overall participation rate remains constant, the total number of basketballers would grow commensurately, placing additional strain on a network of facilities that is already stretched.

Table 2-2: Basketballers Living in the City of Stonnington by Postcode

	2016
South Yarra	107
Toorak	146
Armadale	97
Malvern and Kooyong	250
Malvern East	584
Glen Iris	254
Prahran and Windsor	123
Stonnington	1,561

*Source: Adapted from Netball Victoria, Direct Data Request 2017.*

<sup>2</sup> See <http://forecast.id.com.au/stonnington>

## ***Other Sports***

Other indoor sports played by City of Stonnington residents include Futsal and Volleyball. Otium (2017) found that in relation to these sports:

- No Association level Futsal is played in Stonnington. There are two commercial Futsal providers using facilities in Stonnington, Futsal Plus and Aussie Indoor Sports. Both use Orrong Romanis Recreation Centre.
- No volleyball club is based in Stonnington. However, there are a number of clubs that surround Stonnington. There are 170 registered members of Volleyball Victoria that reside in the City of Stonnington. There is also a Stonnington Social Competition that has been held at South Yarra Sports Centre (Melbourne High). Existing clubs have indicated that a new facility with capacity to provide for the needs of volleyball would be well accepted and utilised.

## ***Preferred Provision Model***

Following discussions with relevant State and local sporting associations and analysis of industry trends, the City of Stonnington's preference is to develop a larger, multiple court facility (4 courts) as facilities of this size are socially, financially and functionally more efficient and viable than smaller facilities (<4 courts). The City of Stonnington has identified the following key benefits of the model:

- The operations of the sporting associations/clubs are centrally located providing economies of scale in terms of staffing– referee supervisors and door supervisors – and competition operational efficiencies.
- The sporting clubs require one set of equipment for a centralised facility.
- Improved control over maintenance and cleaning with fewer facilities to monitor.
- All participants being located at one venue establishes a greater club culture.
- Parents with a number of children participating in indoor sporting activities do not have to travel between multiple venues.
- Facilities that support higher level competition i.e. larger spectator seating etc. can be provided at a single facility only.
- Greater opportunity for multiple use for sports that require larger areas i.e. futsal.

### ***Projected Utilisation***

Based on the level of demand for indoor court facilities within the community and the capacity of a four court stadium, Otium (2017) has developed an indicative schedule of use for the stadium were it to be constructed. The Proposed Schedule of Use indicates that by the third year of operation, 4,096 participants would make use of the courts in a regular week.

### ***Lawn Bowls***

In 2016, City of Stonnington commissioned an independent investigation of the status of bowls participation and bowls clubs in Stonnington and surrounding areas, including an audit and benchmarking exercise. The resulting report concludes that that demand for bowls facilities has been in decline and that capacity exists within nearby facilities to absorb competition bowls activity currently supported by the CBC facility, if the existing bowls infrastructure was displaced. The report did not consider the feasibility or social consequences of such an action.

### **2.2.3 Summary**

The Stonnington community depends on the Orrong Romanis Centre and indoor court facilities located outside of the Stonnington municipal area, to support participation in indoor sports. Both the Orrong Romanis Centre and facilities in surrounding municipal areas have limited capacity to accommodate projected growth in demand.

A well located facility with four courts within Stonnington would be well utilised, increase the proportion of Stonnington's netballers, basketballers and other indoor sports participants that can play within their local council area, and potentially facilitate greater participation in indoor sports within the Stonnington community.

## **2.3 The Proposal**

### **2.3.1 Site and Surrounds**

The proposed site for a four-court stadium is the north-western corner of Percy Treyvaud Memorial Park, Malvern East. The site is currently occupied by two lawn bowls greens and pavilion, which is used by the CBC.

The park is located at the centre of a relatively discrete urban area bound by Belgrave Road, the Monash Freeway, Warrigal Road and the Princes Highway. To the north is the Malvern Valley Primary School and the Phoenix Park Community Centre and further beyond the Monash Freeway. To the South is the Chadstone Shopping Centre and to the east and west are low to medium density residential areas. Immediately to the west is small retail strip.

Percy Treyvaud Memorial Park comprises 6.2 hectares and includes a number of functional spaces which support sporting competition, namely two grassed ovals with cricket pitches and associated pavilion (used for cricket and lacrosse), cricket training nets and seven tennis courts and pavilion, in addition to the bowls facilities. The park also includes a children's playground, wetland area, a paved half court area, walking tracks and passive open spaces areas.

The part of Percy Treyvaud Memorial Park which accommodates the bowls and tennis facilities is fenced and made available for the exclusive use of the Chadstone Recreation and Civic Club, its members and visitors (see Figure 2.1 and Section 3.3.3). As such, this section of the park is not deemed to be 'public open space' by City of Stonnington.

The remainder of the park is accessible to the public, at least some of the time. Chadstone Lacrosse Club and various cricket clubs schedule formal sporting matches on the grassed ovals, at which time members of the public cannot access these areas.

### **2.3.2 The Development**

Details regarding the physical form of the proposed stadium are yet to be determined. However, the City of Stonnington has agreed that the following assumptions can be made to inform the SIA:

- The proposed stadium would be built on the site of the existing CBC, displacing the existing greens and pavilion facility.
- A 142-147 bay under-croft car park would be built under the Stadium.
- The Stadium would operate between the hours of 8 am and 10 pm Monday to Friday and from 8am to 8pm on Saturdays and Sundays.
- Existing tennis courts would be not be displaced. However, the existing tennis pavilion may be affected. If this occurs the functional spaces currently provided by the existing facility would be replaced. The spaces may or may not be attached to/contained within the proposed stadium.
- No other functional spaces within Percy Treyvaud Memorial Park would be directly impacted by the stadium structure.



Figure 2-1: Percy Treyvaud Memorial Park, Malvern East

## **3 Social Context**

### **3.1 Introduction**

### **3.2 Policy Context**

City of Stonnington has developed a number of overarching strategies and plans which seek to facilitate the creation of a healthy, active, inclusive and safe community in Stonnington (amongst other things). These include the Council Plan (2017-2021) and the Municipal Public Health and Wellbeing Plan (2013–2017). Within the framework set by these overarching strategies and plans, Council has developed targeted plans and strategies which have direct relevance in the context of the SIA (see below).

#### ***Council Plan 2017-2021***

The Council Plan is Council's highest level planning document and articulates the Vision, Goals and Strategic Actions that guide decision making over a four year term. It is Council's vision that Stonnington will be an inclusive, healthy, creative, sustainable and smart community.

Council's vision will be implemented through four key pillars Community; Liveability; Environment and Economy. The Community and Liveability pillars and strategies are the most relevant to the Indoor Stadium Feasibility project:

- *Community – An inclusive City that enhances the health and wellbeing of all residents, where people can feel safe, socially connected and engaged.*
- *Increase participation in physical activity through long term recreation planning and service delivery*
- *Support local community organisations with equitable access to facilities, training and resources.*
- *Liveability – The most desirable place to live, work and visit.*
- *Strategically invest in open spaces, sporting fields and community facilities, and optimise use according to community needs.*

The Council Plan identifies the key challenges that Council is facing, one of which includes managing sporting and community facility occupancy and use where demand exceeds capacity.

Improving community health and wellbeing outcomes through quality service delivery and strategic partnerships is a priority within the Council Plan.

## ***Municipal Public Health and Wellbeing Plan 2017-21***

The Municipal Public Health and Wellbeing Plan (MPHWP) is a high-level strategic document to guide Council's planning, policy and strategic direction in response to community health and wellbeing priorities. The intention of the Plan is to give general direction to the community and partners about the City of Stonnington's health and wellbeing priorities from an evidence-based perspective, as well as general direction to the organisation on future budget and advocacy process.

The Plan articulates five overarching priority areas (pillars) that Council and its partners will prioritise to deliver improved health and wellbeing outcomes for the community - Active and Healthy Lifestyle; Community Safety; Vulnerable Communities; Harmful Alcohol and Other Drug Use; and Violence and Injury.

Key objectives of the Active and Healthy lifestyle pillar are to increase physical activity across all life stages; and to ensure the built environment supports residents to lead active and healthy lives.

## ***Recreation Strategy (2014-2024)***

City of Stonnington's Recreation Strategy provides the framework to plan, develop and implement initiatives that encourage participation in sport and active recreation within the City of Stonnington. The Strategy articulates a vision

*To create the healthiest and most active community in Victoria. We will achieve this by providing inclusive and sustainable sport and recreation opportunities and facilities where our community can achieve physical and mental wellbeing*

Under 'Priority Three – Equitable Provision' the Strategy indicates that more resources are required to support sports which are traditionally popular among female participants such as court based sports including netball and basketball. In this context the Strategy outlines the following Actions:

- Conduct a feasibility study into the construction of a new multi-court indoor stadium to service the needs of indoor court users.
- Subject to the feasibility study, construct a new multipurpose indoor stadium to service the needs of netball and other indoor sports.



### **Older Persons Strategy (2008-12)**

In 2008 City of Stonnington developed an Older Persons Strategy to provide a broad policy framework for Council for the period from 2008 – 2012. The policy has not been renewed and is currently under review. The Strategy articulates a number of ‘visions’ and associated ‘aims’ the most relevant of which are reiterated in Table 3.1.

Table 3-1: Selected Visions, Aims and Objectives - Older Persons Strategy

Vision	Aim	Objectives
A place where you feel you belong and people of all ages respect and engage with each other.	Foster a sense of community for older people based on social connectedness, community participation and intergenerational opportunities.	<ul style="list-style-type: none"> <li>▪ Increased access to affordable, stimulating and welcoming community activities and services</li> </ul>
People experience a sense of wellbeing	Ensure people have the opportunity to lead full and rich lives as they grow older and feel a sense of wellbeing	<ul style="list-style-type: none"> <li>▪ Celebration of older people and their community contribution</li> <li>▪ Inclusion of older people in community life</li> <li>▪ Healthy lifestyles for older people</li> <li>▪ Positive community attitudes to ageing</li> <li>▪ Increased opportunities and support for volunteer engagement</li> <li>▪ Increased opportunities for intergenerational exchange</li> </ul>

Source: Older Persons Strategy (2008-12)

Consultation undertaken to support the Strategy revealed the following ‘themes’ which are of relevance to the SIA:

- *The need for activities that are free, fun and include opportunities for social interaction.*
- *The importance of social interaction to maintaining health and well-being.*
- *The awareness of keeping mentally and physically stimulated and resultant health benefits.*

In the context of the above the strategy includes the following key Action:

*Increase participation of older people in organised sport and exercise within Stonnington by:*

- *Increasing participation in lawn bowls.*

### ***Responsible Gambling Policy (2016)***

The City of Stonnington has developed a Responsible Gambling Policy to ensure that a balance between the positive and negative impacts of gambling is achieved in the City. The Policy recognises that people without close social ties are more vulnerable to gambling related harm, including older people who are socially isolated.

The Policy defines ‘convenience gambling’ as that which *occurs when people are provided the opportunity to gamble whilst going about their daily activities* and seeks to prevent the creation of such opportunities. Other objectives outlined in the Policy include:

- *Ensuring that gaming machines are not located within Council-owned properties, nor are gaming venues or gambling activities advertised at Council-owned venues.*
- *Ensuring that Council grants are not distributed to organisations with access to revenue from electronic gaming machines.*
- *Ensuring that Council grants are not used for activities conducted in EGM venues.*

## **3.3 Social Receptors and Community Resources**

This Section provides an overview of the various social groups in the local community with an interest in the project. Following Rowan, these groups have been identified on the basis of geography (they live nearer or further from the proposal site) and sociocultural factors (shared interests, values or bonds). Each group relies to varying degree on community resources which may be affected by the project.

### **3.3.1 Local Residential Community**

For the purpose of the SIA, the area generally bound by Belgrave Road, the Monash Freeway, Warrigal Road and the Princes Highway is defined as the ‘Local Area’. Residents of this area may use Percy Treyvaud Memorial Park as a local passive open space and/or drive on local roads networks surrounding the park. In addition, a small subset of the residents of the Local Area occupy dwellings which abut the northern boundary of Percy Treyvaud Memorial Park and as such live in very close proximity to the proposal site. This considered, residents of the Local Area have a specific interest in potential changes to Percy Treyvaud Memorial Park and surrounding local roads, associated with the proposal.

As the data in Table 3.2 show, the population of the Local Area is in many respects a microcosm of Greater Melbourne. For example, at the time of the last Census the population of the Local Area comprised a diverse range of households, including families with children, couple households and lone persons and had a very similar age

profile to Greater Melbourne. Personal and household income and home ownerships levels in the Local Area were slightly higher but similar to Greater Melbourne, and the mix of housing in the Local Area was also very similar to that observed for Greater Melbourne as a whole. The demography of the Local Area is different to that of the western part of Stonnington, where there are notably fewer families with children and more lone person and groups households. This is reflected in the age profile for 'Stonnington West', which includes fewer children and youths and more young adults aged 25 to 34 when compared with the Local Area.

The majority of the 131 attendees of the 10 community consultation sessions held across June 2017 were residents of the Local Area. During the sessions, attendees were encouraged to describe what they value about the Local Area. During the sessions, the Local Area was consistently described as a once peaceful, low density urban environment, the amenity of which has been progressively eroded by increases in the intensity of activity at the Chadstone Shopping Centre and a range of infill developments. In the view of many who attended, the Chadstone Shopping Centre has introduced significant amount of traffic into the Local Area, and consequently many local residents reported experiencing long delays when using congested local roads and difficulties finding on street parking, particular during sales periods at the shopping centre.

In the above context, Percy Treyvaud Memorial Park is a highly valued community resource for the residents of the Local Area. It was commonly expressed that the park provides a peaceful oasis in an increasingly busy urban environment, where people can relax and engage in informal recreation, walking, dog walking, picnics, etc. In addition, sporting facilities and pavilions at the Percy Treyvaud Memorial Park support the activities of a number of formal sporting clubs (discussed further below).

### **3.3.2 Broader Community**

Residents of Stonnington who live beyond the Local Area may also have an interest in the project. For example, it is possible that some of these residents may use Percy Treyvaud Memorial Park as a passive open space, while others may use surrounding local roads. However, it is more likely that residents of Stonnington who live beyond the Local Area will have an interest in the project due to their involvement in formal recreational activities which are undertaken at Percy Treyvaud Memorial Park (for example bowls or tennis) or due to their involvement in indoor sports such as netball (or a desire to participate in these sports in the future).

Table 3-2: Demographic Indicators, Selected Areas.

		Local Area	Stonnington East	Stonnington West	Greater Melbourne
Population	Census 2016	4,853	41,367	62,467	4,485,211
Age*	0 to 4	5.6%	5.0%	3.6%	6.4%
	5 to 11	7.9%	8.5%	4.1%	8.5%
	12 to 17	5.9%	7.0%	3.3%	6.7%
	18 to 24	12.4%	11.4%	11.2%	10.0%
	25 to 34	17.3%	15.4%	29.3%	16.3%
	35 to 49	21.1%	20.0%	19.7%	21.1%
	50 to 69	21.5%	21.4%	18.4%	21.3%
	70+	8.4%	11.2%	10.5%	9.6%
	Median	35	36	34	36
Household/ Family Type	Lone person household	22.2%	26.8%	38.4%	23.2%
	Group household	6.2%	6.5%	11.3%	5.0%
	Family household	71.6%	66.6%	50.2%	71.7%
	<i>Couple family with no children</i>	23.3%	24.7%	28.5%	24.7%
	<i>Couple family with children</i>	36.0%	33.0%	14.5%	34.8%
	<i>One parent family</i>	9.7%	7.3%	5.4%	10.8%
	<i>Other Family</i>	2.6%	1.6%	1.8%	1.4%
	Average Household Size	2.7	2.5	2.0	2.7
Dwellings	Separate house	57.9%	48.5%	15.8%	68.0%
	Semi-detached, townhouse	29.8%	21.3%	20.6%	16.8%
	Flat, unit or apartment:	12.4%	29.0%	63.4%	14.7%
	Other Dwelling	0.0%	1.2%	0.2%	0.4%
Tenure	Fully owned	35.8%	35.5%	23.7%	31.3%
	Being purchased	29.1%	28.8%	19.9%	37.0%
	Rented	34.7%	34.7%	55.8%	30.8%
	<i>Public/Social Housing</i>	2.8%	1.5%	4.3%	2.8%
	Other Tenure	0.4%	1.0%	0.6%	0.8%
Income	Median Personal Income	\$702	\$909	\$1,111	\$673
	Personal Income <\$400	32.8%	29.1%	21.2%	33.2%
	Median Household Income	\$1,749	\$2,011	\$1,913	\$1,542
	HH Income <\$650	16.2%	16.6%	15.6%	18.4%
Employment & Training	Unemployment Rate	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>
	Labour Force Participation	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>
	Completed Year 12	75.4%	80.3%	84.5%	63.2%
	Bachelor Degree or Higher	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>	<i>Not released</i>
Ethnicity	Born in Australia	65.2%	69.9%	63.0%	63.8%
	Born Overseas	34.8%	30.1%	37.0%	36.2%
	Speaks English only	83.1%	75.4%	75.0%	65.9%
	Speaks other language	16.9%	24.6%	25.0%	34.1%
Cars	Household Owns a Car	92.7%	90.2%	78.9%	91.0%
Internet	Internet accessed from dwelling	93.9%	91.5%	90.6%	87.9%

Source: ABS Census 2016

### 3.3.3 Chadstone Civic and Recreation Club

The Chadstone Civic and Recreation Club (CC&RC), is a sporting and social club founded in the late 1950s. The CC&RC leases from Council the land and sporting facilities located at the northern end of Percy Treyvaud Memorial Park (specifically, two clubhouses, seven tennis courts, two bowling greens and ancillary buildings and structures). The CC&RC's lease agreement with Council expired in 2013 and is currently in overhaul.

A person can be a member of the CC&RC as an associate (non-sporting member), or as a member of one of the CC&RC's sporting sections. The CC&RC has two sporting sections, the CBC and the Chadstone Tennis Club. Membership data provided by the CC&RC indicate that as at July 2017, the CC&RC had 655 members, 53% of whom lived in Malvern East and a further 23% in adjoining postcode areas. The Bowls Club Section had 416 members at this time (108 playing members and 308 social members) (see Table 3-3).

The larger of the two clubhouse buildings (fronts the bowling greens) includes a bar and lounge area, which is a shared space for all CC&RC members (tennis, bowls and associate). The same pavilion also includes a large clubhouse space, change rooms, etc. which is reserved for the use of the bowls club. The second and smaller clubhouse, which faces the existing tennis courts, is reserved for use by the tennis club. The CC&RC holds two liquor licences pertaining to the land buildings and facilities leased from Council. The licenced area includes the bowls greens, the two clubhouses and the area between the two clubhouses.

Table 3-3: CC&RC Membership Data – July 2017

	Malvern East	Adjoining Area <sup>3</sup>	Other Area	Total	Malvern East	Adjoining Area	Other Area
CRCC (Associate)	3	4	3	10	40%	40%	30%
Bowls	54	30	24	108	50%	28%	22%
Bowls (Social)	198	49	61	308	64%	16%	20%
Tennis	94	69	66	229	41%	30%	29%
Grand Total*	349	152	154	655	53%	23%	24%

Source: CC&RC, Direct Data Request 2017

\*Some individuals (39) are members of more than one section.

In the 2015-16 financial year, the CC&RC reported a total membership of 338 to Consumer Affairs Victoria. Council records indicate that at this time there were

<sup>3</sup> Postcode area abuts the East Malvern post code area

approximately 100 CBC members, the majority of the remainder being CTC members.<sup>4</sup> That is, over the past 12 months or so and since the announcement of the Feasibility Study, membership of the CC&RC has almost doubled, largely due to an influx of social members of the CBC. The CC&RC explain the above as a move by many in the community who use the CBC facilities casually (for bare foot bowls, as a social space, etc. - see below) to formalise their involvement in life of the club, in order to ensure that their use of the club and its facilities is formally recognised in the context of any decision that may be taken regarding its future.

### **The Bowls Club**

Due to the potential implications of the project for the bowls section of the CC&RC, greater detail regarding the CBC’s activities are provided below.

The CBC provides a number of opportunities for members of the community to participate in the sport of bowls, either through involvement in inter-club competitions (Pennant) (not open to social members), open entry tournaments, intra-club competitions (competitive games between members - social bowls) or by hiring a rink during specified times to ‘have a go’ at bowling and socialise with friends (barefoot bowls). Table 3.4 provide a schedule of bowls activity for typical week in both summer and winter.

Table 3-4: Weekly Schedule of Bowls Club Activity

Day	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Summer	Pennant Practice and Coaching Social bowls	Social Bowls	Mid-Week Pennant	Greenkeeper s Day (no bowls)	Social Bowls Pennant Practice	Barefoot Bowls	Pennant
Winter	Coaching and Practice	Social Bowls	Open for practice		Social Bowls	Open for practice	Social Bowls
Bar	4 – 7pm	After competition 4pm – 7pm	After competition 2 – 5pm	5 – 7pm	After competition 4 – 7pm	4 – 11pm	11am – 8pm

Source: City of Stonnington, Direct Data Request July 2017

The CBC has the use of two bowls greens, each with eight rinks. For the purpose of pennant competition, each rink can accommodate two teams of four bowlers at any time, and therefore the existing greens can enable up to 128 players to be involved in competition bowls simultaneously. That is, under a home and away format up to 128 CBC members could participate in pennant competition, on each day of the week that there is formal competition. Accounting for maintenance and resting of greens, the

<sup>4</sup> City of Stonnington, Direct Data Request July 2017

club's facilities could support a much larger number of playing members than the current membership (around double).

### Pennant Season

Pennant is played during the summer season (October to March) and comprises 18 home and away rounds and finals. Bowlers have to be Bowls Victoria members to participate. The CBC entered seven teams in Pennant competitions in 2016-17, including one team in a night competition (as there are no lights at the Chadstone facility, the club enters into an arrangement with a host club each year, being South Oakleigh in 2016-17) (see Table 3-5).

To field the 2016-17 pennant teams 74 players would be required each week, although players can and do play in more than one team per week. Notwithstanding, the different competitions suit the needs of different players and the Mid-Week pennant competition tends to be popular with female players.

Table 3-5 - Pennant teams – Chadstone Bowls Club 2016-17

Competition	Teams	Players Per Team
Saturday Pennant	Division 3	16 players
	Division 5	16 players
	Division 8 (Team 1)	6 players
	Division 8 (Team 2)	6 players
Mid-Week Pennant (Tuesday)	Division 2	12 players
	Division 5	6 players
Night Competition (Tuesday)	Division 2	12 players

Source: City of Stonnington, Direct Data Request July 2017

### Tournaments

The CBC hosts four tournaments each year to showcase the Club and provide an opportunity for the members to be exposed to high quality bowlers from other clubs. The tournaments generate spectator interest and showcase the club as a destination venue.

- Grand Final Eve      Invitation Triples including Premier Division 1 bowlers
- Australia Day        Invitation 4's
- Classic Day            Midweek, 4's by invitation
- Gala Day                Midweek, 4's by invitation

In addition to the above, Bowls Australia has just introduced a national knockout competition in Metropolitan venues culminating in a state final (24 September 2017 at

Fitzroy Victoria) and national final (14 November 2017). Chadstone has entered two teams and hosted an early round of this competition.

### Intra Club Activities

Social Bowls is a non-pennant competition for Bowls Victoria members. Bowlers from other clubs are welcome. It is played on Mondays and Thursdays all year round as well as on Saturdays during winter.

### Barefoot Bowls

Barefoot Bowls is informal, social competition played on Friday evenings during summer. Pay to play participation is welcome. Casual bowlers can also pay to play at all other times the greens are open and available. This is typically on Monday, Thursday, Friday and Saturday. The standard charge is \$10 to play and participants organise their own activities.

The CC&RC estimates that the combined 'gate entries' for social bowls and barefoot bowls over the 2016-17 financial year was approximately 5,000 entries.<sup>5</sup> Players typically use the green for 2-4 hours during social and barefoot bowls, and therefore CBC facility supported in the order of 10,000 to 20,000 hours of 'non pennant' bowls participation in 2016-17.

### Other Chadstone Bowls Club Events

The CBC has an annual Christmas party in December. The last event was attended by 80 people.

In addition, on Sunday 25 June 2017 the CBC hosted its first 'community dinner', which was attended by 110 people. The dinner was aimed at bringing local people together, to share a meal and enjoy each other's company (see Figure 3.1). It is planned that the dinner will become a regular event.

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<sup>5</sup> The CBC has calculated the estimate on the basis of its observation of approximately 30 people participating in each session of social bowls, and group sizes of between 20 and 100 for to barefoot bowls sessions.





Figure 3-1: The Inaugural Chadstone Bowls Club Community Dinner

### Other Users Groups

The following community groups use the Bowls Club clubhouse and/or the greens on a regular basis:

- Toast Masters - a not-for-profit organisation, focussed on communication and leadership development that helps people gain the confidence and learn the skills to speak in front of an audience. The Chadstone Oaks Branch meet on the 1st & 3rd Wednesday of the month at the CBC. Each meeting involves on average about 20 participants and includes amongst its membership multicultural members and students from Holmesglen TAFE
- Dads of Malvern Valley Primary School (MVPS) - the purpose of the association is *to facilitate the health and wellbeing of local fathers through robust discussion, lawn bowls and adequate hydration at 1980's prices*. The group meets on the second Friday of the month and informally on other Fridays. The group registered as an Incorporated Association on 18 April 2017 (Malvern Valley Rollers Inc. - Registration Number: A00990980).
- Crackerjacks - a social support group for men, which meets on Friday nights at the CBC.
- Mums of MVPS - A social gathering of mums of MVPS students. The group meets on Friday nights in summer mainly, and orders takeaway dinners from the shops across the road.

- As part of Council's Active Living Program, a Qi Gong class is held at CBC during Terms 2 and 3 each year.

In addition, family and social groups and professional organisations hire the CBC for 'one off' private functions such as team building exercises, Christmas parties, birthday parties, etc. Depending on the event, the groups use the social rooms and/or the bowling greens. From June 2016 to the time of writing, 28 events were held at the venue which were attended by over 1,200 people.

Table 3-6: Private Functions Held at the Chadstone Bowls Club from June 2016 to present

Organisation	Attendees	Greens	Clubhouse
Teltra	20	*	*
Coles	30	*	*
Christ Our Holy Redeemer Primary School	25	*	*
Holmesglen (Marketing)	50	*	
Joinkind	25	*	
Vicinity	35	*	*
Parkhill Primary School (1)	60	*	
Parkhill Primary School (2)	60	*	*
Australian Catholic University	50	*	
JBHIFI	50	*	
Powercor	20	*	*
The Padbury Group	20	*	*
Coles	60	*	
Vicdeaf	20	*	
Monash Health	25	*	*
Probuild	80	*	
Funtastic	30	*	
ANZ	25	*	*
Bosch	20	*	
Department of Education	20	*	
Malvern Valley Primary (PAs)	50	*	*
Vicinity	70	*	*
Birthday Party Hall Hire	60		*
Chadstone Cricket gathering	50	*	*
Chadstone Football gathering	50	*	*
Cat Protection Society AGM	30		*
Run for Life	100		*
Sacre Couer Prep class Christmas Party	70	*	*

Source: CC&RC direct data request September 2017

Members of the CBC and other users of the club's facilities were consulted extensively as part of the SIA. The overwhelming message communicated during the consultation was that the bowls club, while first and foremost a sporting organisation and venue, also plays a broader role in the local community as a social and community hub. It was commonly reported by playing and social members and visitors that they enjoy the vibrant social atmosphere at the club, and appreciate that there is safe and friendly place to meet with other members of their local community in the Local Area. The appeal of the club to people of different ages, and hence the opportunities created for social contact across generations, is another feature of the club which those consulted value highly.

Many club members (particularly playing members) reported that their involvement in the club enriches their lives significantly and gives them a sense of purpose and meaning. The social contact people obtain through involvement in the club was reported to be especially important for the club's older members, including those who have recently lost a spouse. For older members, their involvement in the activity of the club can be their main or only social outlet.

The success of the CBC in terms of developing its role as a social and community hub was reported to be a function of the welcoming attitude of the club's playing members, the location of the club's facilities at the centre of a discrete urban neighbourhood, and within the much loved and accessible Percy Treyvaud Memorial Park and finally the club's association with the CC&RC.

### **3.3.4 Potential Stadium Users**

#### ***The Prahran Netball Association***

One of the main potential beneficiaries of the stadium project is the Prahran Netball Association (PNA), which would use the stadium as the venue for its netball competitions. The PNA draws its players from throughout the City of Stonnington and areas such as Hawthorn, Camberwell, Caulfield, Elsternwick and St. Kilda.

At present the PNA relies primarily on the Orrong Romanis Recreation Centre, a two court indoor facility located at Orrong Romanis Reserve, Prahran. The Orrong Romanis Recreation Centre has served the PNA well for many years. However, representatives of the PNA advised that the centre has a number of shortcomings, namely:

- Due to the dimensions of the existing building, one of the courts is undersized with respect to standard netball court dimensions.

- Due to capacity constraints at the Orrong Romanis Recreation Centre, PNA schedules games played under the NetSetGo<sup>6</sup> program at Bialik College (Hawthorn East) on Saturday mornings (10am to 11.45am). While this arrangement augments the capacity of the Orrong Romanis Recreation Centre, it is contingent on Bialik College's ongoing support, which is not guaranteed.
- The centre provides no warm up areas (inside or outside) and girls typically perform warm up drills on grassed areas and footpaths around the stadium.

PNA reported that while it works hard to ensure that all girls who wish to play netball in a competition run by the association are given this opportunity, capacity constraints mean that this is not always possible. According to PNA, capacity constraints at the Orrong Romanis Recreation Centre manifest in a number of ways:

- A number of teams which compete in a PNA competition are formed by local schools. Because there are limited places, some schools have 'tryouts' for a place in their teams and select the best players. The result is that children that are less able and/or lacking in confidence, do not get a place in a team.
- Currently, under 15's and 17's competition is held on Tuesday night. Due to the limited number of courts, games are scheduled as late as 9.00pm. Some participating children are in years 11 and 12 and most parents are opposed to the late games.
- The limited court resources means that PNA programs byes into its fixtures in order to stretch the court resource. Also, teams are commonly 'oversized' and have numerous players on the bench and/or rotate players in and out of the team.
- The limited court resources means that PNA cannot program mixed competitions and only a limited number senior competitions. According to PNA, many netballers who have played in a PNA competition during their childhood/youth stop playing when they reach 18 years of age, at least in part because PNA cannot offer them an appropriate competition (for example a mixed competition).
- The limited court resources means that teams which play in a PNA competition find it very difficult to access a space to train.

Families which have children playing in competitions run by PNA were consulted as part of the SIA process and reiterated and expanded on the issues raised by representatives

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<sup>6</sup>NetSetGO is Netball Australia's junior entry netball program. It has been developed to provide children from 5 to 10 years with a learning and playing experience to develop a positive introduction to netball

of the PNA. Examples were given of teams of young girls wishing to play in a formal league for the first time, but not being offered a place by PNA due to capacity constraints. Likewise, numerous parents (some of whom coach a team) were frustrated by the lack of available training space in their area, while others (particularly those with multiple daughters) indicated that it would be more convenient if the PNA operated from one facility as opposed to two, from a logistical point of view. Finally, the fact that PNA relies on a facility with an undersized court (and leaking roof) was considered to be completely unacceptable. The concerns of parents were expressed in the context of the perceived very generous allocation of space and infrastructure to support male dominated sports, such as football and cricket.

### ***Basketball Associations***

There is currently no Basketball Association located in the City of Stonnington, primarily due to the lack of available indoor courts.

However, as Table 2-2 shows, a significant number of Stonnington residents participate in formal basketball competitions, most commonly those administered by the Waverley Basketball Association based in the City of Monash and the Hawthorn Basketball Association based in the City of Boroondara. These association have expressed concerns about the current lack of available facilities to accommodate their competitions and the need for additional facilities to be developed (see Otium 2017).

## 4 Reactions to the Proposal

### 4.1 Introduction

This Section outlines how different section of the community have reacted to the proposal. The extent to which individuals and groups within the community support the stadium project and the reasons for their support (or not) was gauged through a number of different social research methods, including a community survey and targeted consultation with particular groups

It should be noted the data was collected at a stage in the project prior to the development of formal mitigation strategies (discussed in Section 6) to ameliorate potential negative impacts of the project, including those associated with the potential displacement of the CBC. Accordingly, it should be acknowledged that if and when such mitigation strategies are developed, the community's views regarding project may change significantly from that reported below.

### 4.2 Survey Results

#### 4.2.1 Support for the Project

The method which reached the largest number of people was the online community survey, which was completed by 1,975 people. Latent class analysis<sup>7</sup> was used to identify groups within the community which hold similar views with regard to the potential benefits and impacts of the stadium project, and the level of support for the project within these groups. Three main groups were identified (see Figure 4.1):

- **'The Opposers** - Respondents in this group (770 in total) are very likely to 'strongly oppose' the project. They tend to live locally (in the Local Area or Malvern East), use Percy Treyvaud Memorial Park frequently, and while some play basketball or netball (or have a family members who does) the majority do not. People in this group are sceptical regarding the need for the proposed stadium (i.e. they disagree that extra courts are needed) and express high levels of concern about potential amenity impacts of the stadium project, including changes to traffic and parking conditions, and to (a somewhat lesser extent) the potential impact of the project on acoustic and visual amenity. This group is also very concerned about the potential relocation of the CBC. The group includes virtually all respondents who play bowls at the CBC (in competitions or socially), although more than half the group are not

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<sup>7</sup> [wiki.q-researchsoftware.com/wiki/Latent\\_Class\\_Analysis](http://wiki.q-researchsoftware.com/wiki/Latent_Class_Analysis)

'Chadstone bowlers'. The 'opposers' group includes a broad cross section of the community in terms of age profile and household type.

- **'The Advocates'** – Respondents in this group (793 in total) are very likely to 'strongly support' the project. The majority of the group do not live in Malvern East or the Local Area and very few are regular users of Percy Treyvaud Memorial Park (most have never been there). People in this group are very likely to 'strongly agree' there is a need for the stadium and the majority play (or have family member who plays) netball or basketball. Very few of the Advocates are concerned about potential amenity impacts of the project or the potential relocation of the CBC and no one in this group play bowls at Chadstone. The Advocates group is comprised of a relatively narrow subsection of the community in terms of age profile and household composition. Specifically, the advocates tend to be from family households with children, which have a member who is currently playing netball or basketball.
- **'The Cautious Supporters'** - Respondents in this group (412 in total) have a similar response profile to the Advocates. However, members of the 'Cautious Supporters' group are more likely to recognise that the project has the potential to result in localised amenity impacts and/or are concerned about impacts which may arise if the CBC is relocated. These concerns have moderated the level of support for the project among the 'Cautious Supporters'.

The survey attracted responses primarily from the members of the groups described in Section 3 (the social receptors). That is, the 'Opposers' group is made up of local residents and bowlers, whereas the 'Advocates' and 'Cautious Supporter' groups are comprised of potential users of the stadium. In this context, the survey mainly attracted respondents with a (perceived) direct interest in the project.

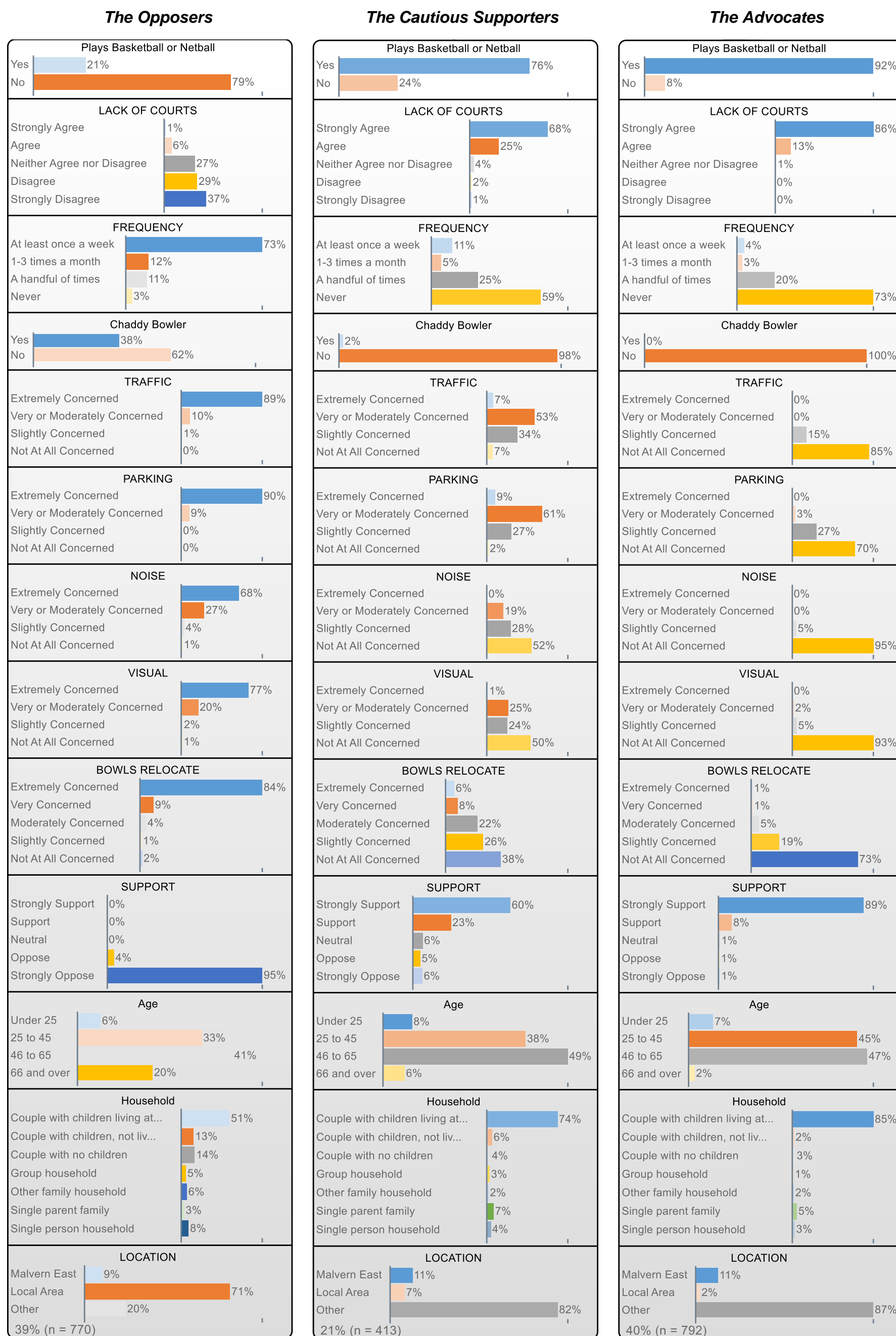


Figure 4-1: Segmentation Analysis – Community Survey



## 4.2.2 Perceived Benefits of the Stadium

The different groups within the respondent population have very different views about the benefits of the proposed stadium. To illustrate, the majority of the ‘Cautious Supporters’ and ‘Advocates’ report that in their view, the ability of the stadium to facilitate social connections and participation in a diversity of sports in all weather, would be extremely or very beneficial for the community. In contrast, within the ‘Opposers’ group, the majority of respondents consider that the stadium would not be beneficial in terms of facilitating social connections and participation in a diversity of sports in all weather (See Table 4.1).

Table 4-1: Perceived Benefits of the Stadium by Group

		Extremely or Very Beneficial	Moderately or Slightly Beneficial	Not At All Beneficial
Social Connections	Opposers	8.7%	28.0%	63.3%
	Cautious Supporters	78.5%	18.7%	2.8%
	Advocates	89.9%	9.1%	1.0%
The ability to play sport in all weather	Opposers	10.2%	39.5%	50.3%
	Cautious Supporters	92.2%	6.8%	1.0%
	Advocates	99.0%	0.6%	0.4%
The ability to play a diverse range of sports	Opposers	9.1%	36.1%	54.9%
	Cautious Supporters	87.6%	10.9%	1.5%
	Advocates	94.1%	5.5%	0.4%

The differing views regarding the benefits of the stadium, in some cases reflect parochial views about the value of the sporting activities the stadium would support. However, more commonly, the differences can be attributed to respondent’s assessment of the adequacy and accessibility of existing indoor facilities.

To illustrate, the survey asked respondents, ‘in your experience, would you agree or disagree that there is a lack of indoor sporting facilities in Stonnington?’ Respondents were asked to explain their response to the question in their own words (560 provided a valid<sup>8</sup> explanation). As Table 4.3 shows, the reasons underpinning respondents’ assessment of need show that within the ‘Opposers’ group, the majority explained their response by pointing to the availability and accessibility of courts in adjoining municipalities. These respondents commonly explained that they or their children play indoor sport at existing centres outside Stonnington and that they have not experienced issues relating to capacity shortfalls and find the centres easy to access. In contrast, the ‘Cautious Supporters’ and ‘Advocates’ explained their responses by outlining the

<sup>8</sup> Some respondents used the free text box to raise other issues, and these responses were excluded from the analysis in Table 4.2.

difficulties they face trying to access indoor sporting opportunities in Stonnington (due to a perceived under-provision of courts), and relatedly, that they must travel outside of Stonnington to play. Some members of the ‘Cautious Supporters’ and ‘Advocates’ segments highlighted difficulties they face finding local courts for training, whereas as others commented on the poor standard of existing courts (comments related mainly to the undersized court at Orrong Romanis).

Figure 4-2: Reason Underpinning Need Assessment – Selected Reasons

	Opposers	Cautious Supporters	Advocates
Small number of courts in Stonnington cannot cope with demand	3.1%	70.6%	72.9%
Courts are available but must travel to access	0.0%	38.5%	61.5%
Can't locate courts for training	0.0%	6.6%	13.4%
Available courts are of poor standard	0.4%	2.9%	9.7%
Courts available/accessible in adjoining areas	87.9%	2.9%	0.0%
No Evidence of demand presented by Council	3.6%	0.0%	0.0%

The opinions expressed by survey respondents are broadly consistent with data on netball participation presented in Section 2, which show that the majority of netballers living in Stonnington play netball at facilities located outside the Stonnington municipal area. How the implications of this fact are judged by different groups in the community explain in large part how each group has formed its views regarding the potential benefits of the stadium. That is, residents of the Local Area are happy to use facilities outside Stonnington, which they consider to be accessible and available, whereas many people living to the west are dissatisfied with the current situation.

Although support for the stadium project is very high among the Advocates and Cautious Supporters, within these groups there are some members for whom the proposed location is not ideal. To illustrate, respondents were asked to rate their level of concern with respect to the following statement, ‘A stadium in the proposed location would be difficult to access for me and / or members of my household’. Among the Advocates and Cautious Supporters who play (or have family member who plays) netball or basketball current, 12.5% indicated they were at least moderately concerned and a further 12.5% were slightly concerned. That is, while ultimately the stadium project is attractive to the Advocates and Cautious Supporters, for some in these groups a location closer to their residence would be preferable.

### **Comments Regarding Fairness**

A number of survey respondents made comments to the effect that displacement one sporting group in favour of another is inherently unjust and unfair. To illustrate.

*It is unfair to take away the Chadstone Lawn Bowls club which has a very active membership and is enjoyed by a variety of age groups both male and female (Survey Respondent).*

*We need a stadium but NOT at the expense of the Bowls club (Survey Respondent)*

*You shouldn't displace one sport for the purposes of another (Survey Respondent)*

## **4.3 Targeted Consultation**

In addition to the community survey particular groups were engaged through targeted consultation. The results of this work were largely consistent with the survey results.

### **Local Residents**

Local residents had the opportunity to attend a series of ten (10) community forums. At these forums, residents expressed their disapproval of the project in very strong terms. Concerns relating to potential increases in traffic and demand for on street parking were commonly raised in the context of existing traffic congestion and parking difficulties which result from the proximity of the Chadstone Shopping Centre.

In addition, it was typically considered that the introduction of a sizeable structure within Percy Treyvaud Memorial Park (which would generate traffic, noise, etc.), would detract from the amenity of the park. This change was considered inappropriate given the importance of the park as a peaceful oasis in busy urban area. Many of those who attended the sessions rejected Stonnington Council's definition of open space (which excludes fenced areas), and consider that the section of the Park occupied by the bowls and tennis facilities contribute positively to the visual appeal of the park and the overall sense of the space and peacefulness that the park provides. The replacement of bowls facilities with a large opaque structure would in the view of many who attended, result in the loss of a 'borrowed green'.

Finally, many of those who attended (some being bowls club members) were outraged at the potential displacement of the bowls facility and emphasised that such a move would result in the loss of an important hub of social and recreational activity for the local residential community. These individuals consider that the proposal favours the interests of one sporting community over another, offends their sense of fairness. A number of residents who attended but who are not currently bowlers (but use the club as a social meeting place) indicated they envisage ultimately becoming playing

members as they age, and look forward to this time. That is, these residents see the club playing an important role in their lives over an extended period, albeit one that changes and evolves. The potential displacement of the club has created a sense of loss among these people that relates to the existing benefits they attribute to the club and also their future plans and aspirations.

### ***Chadstone Bowls Club***

A series of meetings were held with representatives/members of the CBC in which the Club expressed its disapproval of the project in very strong terms. The Club sees the project as a threat to its very existence, and that of the CC&RC in its current form.

Club members are highly invested in ensuring that their club can continue to operate from the existing facility and in association with the CC&RC. Club representatives explained that Club offers a vital recreational and social outlet for its members (many of whom are older) and the community more generally. Indeed, for some of the Club's members, the activity and life of the Club is central to their lifestyle, health and wellbeing. In this context, it was expressed that displacement of the Club would have serious implications for the health and wellbeing of its older members in particular, who may be less able to adapt to change and may become socially isolated if the project proceeds.

The passion of the Club's leaders and members and the value they place of the activity of the club and its facilities, is further evidenced by the time and energy club members have invested promoting the plight of the Club using 'YouTube', television appearances, attending community forums run by Stonnington Council, etc.

### ***PNA***

Representatives of the PNA consulted as part of the SIA expressed strong support for the project. It was explained that aim of the PNA is to ensure that every player who applies to get into a team which competes in a PNA competition can do so. Development of more courts means the PNA can offer more children the opportunity to play and ensure that no child, no matter their ability, will miss out. Moreover, the PNA consider that investment in infrastructure to support female participation in sport is urgently needed and moreover that historically priority has been given to male dominated sports, an unequitable situation which must be rectified.

The proposed stadium would enable the PNA to expand the number of competitions it offers so that it may better respond to the diversity of needs in the community (age groups, playing standard, game times, training needs, etc.), and rectify shortcoming of the existing Orrong Romanis Recreation Centre (such as the undersized court). The

PNA are excited about the opportunities to grow and develop the sport of netball which the proposed stadium would offer.

### ***Basketball Associations***

No basketball associations were consulted directly as part of the SIA. However, Otium (2017) reports there significant demand from both the Waverly Basketball Association and the Hawthorn Basketball Association to access courts in Stonnington to service the participants living in Stonnington. Both Associations have indicated that they could make full use of 4 courts immediately without taking into consideration future anticipated participation growth or population growth.

## **4.4 Summary**

The reactions to the proposal summarised above highlight the ‘planning dilemma’ facing City of Stonnington. On the one hand, the local geographic community and the sub-section of this community that plays bowls at Chadstone, view the project as an unnecessary and unfair intrusion, which would negatively affect their amenity, lifestyles and health and wellbeing.

On the other hand, individuals and families living outside of Malvern East (mainly to the west) who play or have family member who plays netball or basketball are very keen to see additional supporting infrastructure developed, which they believe is urgently needed. Supporters of the stadium project vary in terms their understanding of and/or sympathy for the potential implications of the project for the residential amenity of the Local Area and the activity of CBC. However, whatever their view of these issues, the perceived pressing need for the stadium is their overriding concern.

## 5 Impact Prediction and Evaluation

### 5.1 Introduction

The preceding sections outline the social policy context, baseline social conditions and reactions to the proposed stadium. This Section provides an evaluation of the likely social impacts of the Project (positive and negative) using the framework discussed in Section 1. Development of the stadium would cause a variety of physical and social changes which would have varied implications for individuals and groups throughout the City of Stonnington and beyond. These changes can be grouped into two main categories:

- Changes to the availability and accessibility of community facilities which support recreational and social activity.
- Changes to residential amenity in the Local Area.

As explained in Section 1, the Table below was used to guide assessment of the significance of the identified impacts. However, the different impacts are rated differently on each factor (sensitivity, duration, scale and reversibility) and therefore a degree of professional judgement has been employed.

Table 5-1: Assessing Significance

Significance (negative/ positive)	Sensitivity	Magnitude		
		Duration	Scale	Reversibility
Extremely Negative/ Positive	Change is considered unacceptable/necessary by social receptor	Greater than 10 years	State-wide community	Permanent
Negative/ Positive	Change is considered detrimental/highly beneficial by social receptor	5-10 Years	Regional community	Largely permanent
Moderately Negative/ Positive	Change is undesirable/ beneficial for social receptor	2-5 years	Local community	Some important aspects are permanent
Minor Negative/ Positive	Change is somewhat acceptable but not desirable/has limited benefits for social receptor	6 months to 2 years	Part of a local community	In most important respects can be reversed
Negligible	Change is neither desired or resisted by social receptors	Less than 6 months	A small number of individuals	Can be fully reversed

Each set of potential changes and impacts is discussed in turn below and a brief summary is provided in Table 5-2. As will be seen, the project has the potential to generate significant positive impacts (such as improved health and wellbeing, social connections, etc.) by facilitating access to high quality indoor sporting opportunities for a large number of residents of Stonnington and surrounding areas. However, negative impacts (less significant, but some important) would also be generated. In this context, the effectiveness of potential mitigation strategies is a key consideration in the feasibility of the project.

Table 5-2: Impact Assessment Summary.

Impact Category	Change	Impact Rating	Mitigation
Availability and accessibility of community facilities	Increase/improved indoor sporting opportunities to respond to community needs	Positive	Design process to involve potential users groups to ensure stadium is fit for purpose.
	CBC facilities displaced, interrupting existing sporting and social activity	Moderately negative	Mitigation required. Options may be available which can effectively ameliorate potential negative impacts
Residential amenity	Changed conditions (traffic and parking, acoustic and visual amenity)	Minor Negative	Traffic increases well within road capacity. No mitigation required Project design includes sufficient under-croft parking. Facility design to minimize noise emissions and integrate structure into parkland setting

## **5.2 Availability and Accessibility of Community Facilities**

### **5.2.1 Existing Conditions**

#### ***Indoor sporting facilities***

Indoor sporting associations including the PNA have outgrown their existing accommodation and/or rely on facilities located outside of the Stonnington municipal area. There is evidence that some potential participants are missing out on an opportunity to play, and many Stonnington residents that participate in indoor sporting competitors experience great difficulty locating a suitable location to train.

Moreover, the one public indoor sports facility located in Stonnington, the Orrong Romanis Recreation Centre, has limitations, most notably that one of its two courts is undersized.

#### ***CBC facilities***

The CC&RC (which includes two sporting sections, the CBC and the CTC) occupies land and facilities at the northern end of Percy Treuvaud Memorial Park. The CC&RC currently has over 650 members. Of these over 100 are playing members of the CBC and over 300 are social members of the CBC. The CBC also facilitates participation in bowls among the broader community via 'barefoot bowls'. The CC&RC and CBC host various functions for community and corporate groups and as well as four bowls tournaments each year, which promote the sport of bowls.

In the eyes of the local community, the CC&RC provides a welcoming, safe and inclusive social space for members of the community.

### **5.2.2 Social Changes**

#### ***Indoor sporting facilities***

The project would enable the PNA and other sporting associations to secure access to a facility that would enable these groups to better respond to the needs of the community. Stonnington residents who currently participate in indoor sports, and those who would like to, but to date have not found a suitable option, would gain access to a high quality sporting facility in their municipal area.

#### ***CBC facilities***

The project would displace the existing bowls facilities and extinguish the CBC. The project would also leave the CC&RC with only one sporting section and no lounge bar,



greatly diminishing the attractiveness of the CC&RC as social hub and meeting place. The sport of bowls would lose access to a tournament venue.

### **5.2.3 Impacts**

#### ***Indoor sporting facilities***

The proposed stadium would allow for a greater diversity of indoor sporting opportunities to be offered within Stonnington, and in doing so increase the ability Stonnington residents to play sport in their municipal area. The stadium would also improve the quality of the sporting experience for participants and spectators (and overcome existing shortcomings of the Orrong Romanis Recreation Centre). Improvements in accessibility (location, time of games, etc.) and the quality of facilities have the potential to encourage greater participation and minimise attrition, which in turn would have significant benefits in terms of facilitating an active and healthy population. Moreover, development of the stadium would contribute in facilitating female participation in sport.

Given the scale (subregional community), duration and permanence of the proposed changes and the sensitivity of social receptors (existing indoor sporting organisations are currently experiencing capacity constraints which will worsen overtime and some operate from substandard facilities) the impact of the proposed stadium is rated 'Positive' (see Table 5-1 for a description of the rating scale).

#### ***CBC facilities***

In contrast to the above, without mitigation (discussed below), displacement of the bowls club facilities would cause a number of negative impacts, including reduced participation in sport among (a relatively small number) of older residents and consequent social isolation and diminished physical and mental health. In addition, some existing members of the CBC would feel a sense of loss akin to grief, if the bowls club was extinguished. Displacement of the bowls club facilities would also result in the loss of an important source of social contact and in doing so dampen the formation of social connections in the Local Area.

Given the scale (local community and/or part thereof), duration and permanence of the proposed changes and the sensitivity of social receptors (existing CC&RC members and the local community are strongly resistant to the loss of the CBC facilities) the impact of the proposed stadium is rated 'Moderately Negative' (see Table 5-1 for a description of the rating scale). The identified impacts warrant mitigation.

Table 5-3: Local Amenity Potential Changes and Impacts

Potential Changes	Receptor	Potential Impacts	Sensitivity	Magnitude		
				Duration	Scale	Reversibility
Development of a 4 court indoor stadium.	PNA	<ul style="list-style-type: none"> <li>A range of sporting associations would be able to schedule more/a greater diversity of competitions to better respond to the needs of the community (age groups, playing standard, game times, training needs, etc.), and in doing so enable a greater proportion of the Stonnington community to participate in indoor sports in their municipal area.</li> <li>Players and families would enjoy access to improved facilities (full sized courts, better change facilities and seating areas, etc.) which would increase the quality of their experience and encourage ongoing participation/minimise attrition.</li> <li>Removal of capacity constraints and increases in convenience would potentially facilitate greater take up of indoor sporting opportunities within the Stonnington community.</li> </ul>	<ul style="list-style-type: none"> <li>PNA has outgrown its existing facilities and has limited capacity to grow its membership base. Stonnington residents will become increasingly reliant on facilities in other municipal areas overtime.</li> <li>The PNA and its players/families are eager to obtain access to improved facilities in order to ensure that the association can respond to community needs more adequately.</li> </ul>	10+ years	Sub-regional	Permanent
	Basketball	<ul style="list-style-type: none"> <li>Participants, families and administrators engaged in female sport would see that their needs and interests are valued and catered for, assisting in an ongoing social change process to include females equally in all aspects of social life.</li> </ul>	<ul style="list-style-type: none"> <li>A significant number of Stonnington residents play basketball. However, there is currently no association operating from a facility based in Stonnington</li> </ul>			
	Other sporting groups		<ul style="list-style-type: none"> <li>Sports such as futsal and volleyball are keen to identify additional/improved indoor facilities to respond to growth in demand for their sports.</li> </ul>			
Displacement of CBC facilities (including CC&RC Bar and Lounge).	CBC - playing Members	<ul style="list-style-type: none"> <li>Diminished capability to host tournaments at CBC would reduce the CBC ability to promote the Club and the sport of bowls.</li> </ul>	<ul style="list-style-type: none"> <li>Tournaments are an important mechanism for showcasing the CBC and are enjoyed by members and visitors to the club. .</li> <li>However, other suitable venues are available in Melbourne's south east.</li> </ul>	10+ years	Sub Regional Community	Permanent
		<ul style="list-style-type: none"> <li>For many of the club's playing members, playing bowls is their main (and in some cases only) source of social contact and exercise. Depending on the ability of particular individuals (which would vary) to replace the recreational activity and social contact they would lose (by finding another club, or alternative activity), the club's extinguishment may result in lowered participation in sporting/social activity, social isolation and diminished and physical and mental health.</li> <li>Some existing members of the CBC love their club deeply and are proud of the organisations, its history and achievements. These members would feel a sense of loss akin to grief, if the club was extinguished. It would be a difficult and lengthy process for these individuals to adapt to the changes.</li> </ul>	<ul style="list-style-type: none"> <li>Bowls Club members value their club highly and rely on the club's activities for social contact and recreation. While circumstances vary, for some existing members, the bowls facilities are their primary source of social contact. The age profile of the members and their passionate defense of the club to date, suggests a low capacity/willingness to adapt.</li> </ul>			
	CTC	The CTC's existing association with the bowls club would be extinguished, diminishing the social benefits of membership of the club for existing and future players. However, association with the CBC is a contingent benefit and not fundamental to the successful operation of the club. Members would adapt overtime.	<ul style="list-style-type: none"> <li>CTC highly values their association with the Bowls Club via the CC&amp;RC</li> </ul>	1-5 years	Part of a Local Community	Permanent
	Residents of Local Area	The positive and intergenerational social activity facilitated by the CC&RC has evolved due to the location of its facilities and the welcoming attitude of playing members. The continuation of this positive role is contingent on the CC&RC retaining access to licensed facilities and sporting infrastructure at Percy Treuvaud Memorial Park. Displacement of the bowls facilities would eliminate much of the existing social activity facilitated by the CC&RC (in particular contact between older and younger members of the community) and diminish the value of that which can be retained (via the tennis club). The loss of the bowls club may have implications for the health and wellbeing of some CC&RC members, including social isolation and diminished mental health, and would dampen the formation of social connections in the Local Area. However, the majority of the local residential community is affluent and resilient and would adapt to the change overtime.	<ul style="list-style-type: none"> <li>Residents use and value the bowls club as a social hub and meeting space. The scale of social activity is significant in the context of a local neighborhood (655 members, over 5,000 'sessions' of social or barefoot bowls per year, accommodation of several community and support groups, etc.).</li> </ul>	1-5 years	Part of a Local Community	Permanent
Corporate groups	Corporate groups which use the bowls club for functions (such as team building exercises) do so as the club facility meets their needs well. However, the club's facility is unlikely to be the only suitable venue for these events. Existing users would find another venue.	<ul style="list-style-type: none"> <li>The CBC is a good fit for the needs of some corporate and community groups looking for meeting space for functions</li> </ul>	<1year	Local Community	Permanent	

## **5.3 Residential Amenity**

### **5.3.1 Existing Conditions**

The Local Area is relatively discrete low to medium density urban neighbourhood, populated by a broad range of households, including families with children, couples and lone persons. A primary school and neighbourhood community centre are situated within the Local Area to the north of the proposal site. In addition, at the centre of the Local Area is the Percy Treyvaud Memorial Park a well-used and much loved open space area.

Sporting facilities used by the CC&RC are located at the northern end of the Percy Treyvaud Memorial Park. These facilities are fenced, and entry is regulated by the CC&RC. Notwithstanding, residents of the Local Area see these sporting facilities as contributing to and enhancing the aesthetic appeal of Percy Treyvaud Memorial Park.

Residents of the Local Area have concerns about traffic congestion and high demand for on street parking which arise largely due to the presence of the Chadstone Shopping Centre to the south. In this context, Percy Treyvaud Memorial Park provides an important place of respite in what is perceived to be an increasingly busy neighbourhood.

### **5.3.2 Social Changes**

The proposed stadium would displace sporting facilities currently used by the Bowls Section of the CC&RC (the CBC), and replace these with a land use that would generate substantially more activity, both in terms operating hours of the facility and the number of visitations per day. To illustrate:

- The Stadium would operate 7 days per week from 8 am and 10 pm on weekdays and between 8 am and 8 pm on weekends.
- The Stadium would attract an estimated 4,096 unique participant visits per week.
- At peak times approximately 125 cars would move in or out of the proposed underground car park. Traffic seeking to access the stadium would use Chadstone Road as well as local roads including Abbotsford Avenue and Quentin Road.
- The footprint of the stadium would be in excess of 5,000 square metres, and the structure would have an overall height of in the order of 10 metres.

## 5.4 Impacts

Potential impacts resulting from changes to residential amenity are identified in Table 5.3 below. As indicated in the Table, while residential amenity would be affected, in most instances this would not lead to unacceptable impacts. To illustrate,

- Traffic movements per day are projected to increase on local roads (see O'Brien 2017). For example, on Quentin Road between Abbotsford Avenue and Midlothian Street vehicle movements per day is projected to increase from 820-841 to 983-1,004, an increase of 19.4% to 19.9%. While this is a notable increase, the Planning Scheme objective for Local Roads (the relevant Class) is to limit vehicle movements to 2,000 to 3,000 movements a day, and therefore traffic volumes post development would be easily accommodated. More generally, the traffic assessment concludes the additional trips generated by the proposed stadium within surrounding street network would be negligible (in so far as road network capacity is concerned).
- Similarly, although residents have expressed concerns about potential increases in parking demand, the Traffic study concludes that all demand for parking associated with the stadium could be accommodated on-site.
- Direct amenity impacts for residential properties are limited by the absence of residential interfaces to the south, east and west, and the fact residential properties on the northern side of the proposed site are separated from the proposed stadium by an existing path and open space corridor that includes a number of large trees.
- While the visual appearance of Percy Treyvaud Memorial Park would be modified, indoor stadiums are common features in open space areas and generally sit comfortably in these settings. Percy Treyvaud Memorial Park is a relatively large open space area and it is unlikely that a (well designed) structure would negate the role played by the park as a green oasis in the local area.

Given the scale (local community and/or part thereof), duration and permanence of the proposed changes and the sensitivity of social receptors (many hold concerns, however the predicted level of change is such that residents can be expected to adapt overtime) the impact of the proposed stadium is rated 'Minor Negative' (see Table 5-1 for a description of the rating scale). Notwithstanding, the design of the proposed stadium should aim to minimise noise emissions and integrate the proposed structure into the existing parkland setting.

Table 5-4: Local Amenity Potential Changes and Impacts

Potential Changes	Receptor	Potential Impacts	Sensitivity	Magnitude		
				Duration	Scale	Reversibility
<p>Stadium structure developed close to and visible from the private open space of properties to the north.</p> <p>Vehicle movements in and out of the stadium car park may generate noise. However, entry approximately 70 metres from property boundaries and properties shielded by proposed stadium.</p> <p>Noise emissions and light spill from the stadium are possible, but the extent of these changes cannot be determined at this stage.</p>	Residents of properties immediately to the north (approx. 10 properties)	<ul style="list-style-type: none"> <li>Subject to detailed design, it is unlikely that the amenity of existing private open space would be significantly diminished.</li> <li>There would be no overshadowing or overlooking, and a buffer of 15 metres (approx.) can be achieved between the stadium and private properties to the north, which would mitigate impacts associated with visual bulk. That is, existing private open space would provide an acceptable level of amenity post development.</li> <li>Notwithstanding, the project may cause some residents' to re-assess the suitability of their dwelling as a place to live, and in doing so cause frustration and anxiety.</li> <li>Residents will either adapt to the changes or relocate.</li> </ul>	<ul style="list-style-type: none"> <li>Occupants of the properties to the north may consider the proposed changes to be undesirable.</li> <li>However, due to the orientation of properties to the north and the available open space buffer, affected properties will continue to provide a high level of amenity.</li> </ul>	1-3 years	Small number of individuals	Permanent
<p>The stadium would not alienate any existing 'public open spaces' and therefore Percy Treyvaud Memorial Park would continue to offer the same amount of open space for passive recreation. However, the quality of this space would be changed. Specifically, the stadium structure would be relatively large and opaque, and would modify the visual environment of Percy Treyvaud Memorial Park.</p>	Park users	<ul style="list-style-type: none"> <li>Park users may consider 'a borrowed green' provided by the existing bowls facility has been lost.</li> <li>Notwithstanding, Percy Treyvaud Memorial Park is a relatively large open space area and it is unlikely that a (well designed) structure would negate the role played by the park as a 'green oasis'.</li> <li>The local community would adapt to the change overtime.</li> </ul>	<ul style="list-style-type: none"> <li>The local community and other park users value Percy Treyvaud Memorial Park and consider that the existing bowls facility contributes to and enhances its aesthetic appeal.</li> <li>However, indoor stadiums are common features in open space areas. A well-designed structure would sit comfortably in Percy Treyvaud Memorial Park.</li> </ul>	1-3 years	Local Community	Permanent
<p>The stadium would generate increased demand for parking and additional vehicles movements on local roads.</p>	Residents of Local Area & other road users	<ul style="list-style-type: none"> <li>Impacts relating to the usability and safety of local roads would be negligible.</li> <li>However, residents may consider that changes have been imposed without due regard to existing conditions and ultimately that any increases in traffic and parking demand are unreasonable.</li> <li>In this context, individuals may experience frustration and anxiety, but will adapt to the changed conditions overtime.</li> </ul>	<ul style="list-style-type: none"> <li>Residents are highly sensitive to further increases in traffic volumes/demand for on street parking in their local area.</li> <li>However, while additional traffic on local roads would be perceptible, post development volumes would be well within the capacity of the roads.</li> <li>Additional demand for parking- can be contained onsite.</li> </ul>	1-3 years	Local Community	Permanent

## **6 Mitigation and Monitoring**

### **6.1 Potential Impacts**

Development of a four court indoor stadium on the north east corner of Percy Treyvaud Memorial Park would respond to an identified community need, and ensure that Stonnington residents, and residents of adjoining areas, have access to high quality sporting infrastructure and competition. This would in turn, contribute to creation of an active and healthy community within the City of Stonnington and beyond.

The project would also alter the amenity of the local area (traffic conditions, visual appearance of Percy Treyvaud Memorial Park, etc.), although as discussed above, while these changes would be unwelcome, the associated impacts would be within reasonable limits (assuming the stadium is designed to complement the existing parkland setting and that noise emissions are minimised).

Of greater concern, the project would displace the existing CBC, and in doing so sever the link between the club and the CTC and between the club and members of the local residential community who use the club as a social gathering place.

### **6.2 Mitigation Options**

The development of major community facilities in existing urban areas can at times necessitate the displacement of existing land uses. Displacement of an existing land use may be appropriate, if the proposed facility is needed to enable effective functioning of an urban area and/or responds to an overwhelming community need or aspiration. The Stadium project would deliver significant benefits in terms of facilitating access to high quality sporting infrastructure and competition and therefore a degree of disruption is justifiable.

However, even when a project can deliver significant benefits, it is standard planning practice to identify and mitigate the impacts of displacement. Where a project effects an existing community or sporting facility, impacts can arise from the loss of the functional capacity of the facility (for example, the facility is demolished and not replaced), disturbance and/or severance (for example the facility is more difficult to access) and intangible and non-pecuniary disadvantages resulting from the former (for example, individuals have a strong emotional connection to the facility).

Prior to the fieldwork component of the SIA, City of Stonnington had not developed particular mitigation strategies to deal with the negative impacts of the project including those relating to displacement of the CBC. Indeed, the intention was to develop mitigation strategies following the SIA process, when potential impacts were understood in more detail.

Notwithstanding, as the SIA process progressed it became clear that a mitigation strategy may be required and a number of options to move the CBC to a new facility or to merge or co-locate with another club were identified by the City of Stonnington (see 7.1 below). The timing of the SIA process was such that these options had not yet been discussed with the CBC or the broader community in time to inform this report (although this will be an important exercise).

In the absence of direct feedback from the bowls club and others in the community with an interest in the project, the potential effectiveness of each option is considered below in term of whether it would:

- Provide facilities that meet the functional needs of the CBC (the need for greens, a clubhouse, etc.).
- Avoid or minimise the effects of disruption and/or severance.
- Avoid or minimise intangible and non-pecuniary disadvantages.

Table 6-1: Options for new Bowls Club Facility, or for the Club to Merge and/or Co-locate.

Option	Distance	Facilities	Disruption and/or severance	Intangible & non-pecuniary benefits/disadvantages
<i>Relocation Options</i>				
Percy Treyvaud Memorial Park	Same site	<ul style="list-style-type: none"> <li>One lawn bowls green with at least 8 rinks. Final number to be confirmed. The total number of rinks provided would be reduced (from 16)</li> <li>Floodlit to allow night time use (an improvement)</li> <li>Option to have green undercover and/or synthetic grass (may or may not be seen as an improvement).</li> <li>New pavilion shared with tennis section of CC&amp;RC - new building would consolidate the bowls and tennis pavilions currently on site into one building.</li> </ul>	<ul style="list-style-type: none"> <li>Facilities would be secured to enable existing bowls participation to continue.</li> <li>The facility would be on the same site and therefore access would not be severed.</li> <li>Sequencing development to avoid disruptions to the activity of the club would be more challenging than for a new site, but may be possible.</li> </ul>	<ul style="list-style-type: none"> <li>Some bowls club members have a nostalgic connection to the old pavilion and greens and the transition period may be the source of some stress and grief. However, this would be offset by the club retaining its position in Percy Treyvaud Memorial Park and obtaining a new facility with some functional improvements (such as lighting).</li> <li>The CBC would retain a unique identity and retain its association with Percy Treyvaud Memorial Park.</li> <li>Existing connections between the bowls club, tennis club and local residential community would be preserved.</li> <li>The venue may not be suitable for tournaments due to the loss of rinks, which may be disappointing for those members that enjoy the tournaments and take pride in the clubs ability to host them</li> </ul>
Darling Park	2.5km (Road) 2.2km (Shared Path)	<ul style="list-style-type: none"> <li>One lawn bowls green with at least 8 rinks. Final number to be confirmed. The total number of rinks provided would be reduced (from 16)</li> <li>Floodlit to allow night time use (an improvement)</li> <li>Option to have green undercover and/or synthetic grass</li> <li>Pavilion which replicates all facilities currently provided at CBC</li> <li>Located next door to the East Malvern RSL.</li> </ul>	<ul style="list-style-type: none"> <li>Facilities would be secured to enable existing bowls participation to continue.</li> <li>Site is some distance from Percy Treyvaud Memorial Park (5 minute drive, 26 minute walk)</li> <li>Pedestrian access to the facility would be limited due to the sites relatively isolated location.</li> <li>Access would be possible for existing members who can drive.</li> <li>Sequencing development to avoid disruptions would be possible.</li> </ul>	<ul style="list-style-type: none"> <li>Some bowls club members have a nostalgic connection to the old pavilion and greens and the transition period may be the source of some stress and grief.</li> <li>Some CBC members have expressed reluctance to return to the East Malvern facility due to ill feeling regarding the manner in which the former club was 'pushed out', by the RSL. Whether this reluctance can be overcome through the design of the replacement facility (by physically separating the RSL and the bowls facility) has not yet been explored with the CBC.</li> <li>Existing connections between the bowls club and tennis club would be severed.</li> <li>New opportunities for connections between the bowls club and RSL would be created. However, some CBC members have indicated that the culture of the RSL and the bowls club would be incompatible. Whether this issue can be overcome through the design of the replacement facility (by physically separating the RSL and the bowls facility) has not yet been explored with the CBC.</li> <li>Existing connections between the bowls club and the local residential community would be weakened. If the new venue is not frequented by existing social members from the Local Area, a beneficial source of intergenerational contact would be lost.</li> <li>The new facility would be located next door to an EGM venue, creating convenience gaming opportunities.</li> <li>The venue may not be suitable for tournaments.</li> </ul>



Table 6-1: Continued.

Option	Distance	Facilities	Disruption and/or severance	Intangible & non-pecuniary benefits/disadvantages
<i>Merger or co-location options<sup>9</sup></i>				
Oakleigh Bowling Club	2.2 km by road	<ul style="list-style-type: none"> <li>Stand-alone facility on crown land</li> <li>Two greens, one with no lights</li> <li>Pavilion comparable to the current pavilion at CBC.</li> <li>Could accommodate all of the teams currently playing for Chadstone</li> </ul>	<ul style="list-style-type: none"> <li>Each of the potential merger/co-location options may offer a convenient location to access the opportunity to play bowls for a selection of the existing CBC members.</li> </ul>	<ul style="list-style-type: none"> <li>The CBC's unique identity would be significantly altered if not lost entirely. For members who are deeply connected to the CBC and proud of the organisation, its history and achievements, this may result in the experience of loss and grief.</li> </ul>
Murrumbena Park Bowls Club	2.6 km by road	<ul style="list-style-type: none"> <li>Stand-alone facility on Glen Eira Council land</li> <li>Two greens, one with no lights</li> <li>Pavilion comparable to the current pavilion at CBC.</li> <li>Could accommodate all of the teams currently playing for Chadstone</li> </ul>	<ul style="list-style-type: none"> <li>However, none of the existing clubs are in the Local Area, and this may present issues for members who cannot drive and currently access the club by walking.</li> </ul>	<ul style="list-style-type: none"> <li>Some bowls club members have a nostalgic connection to the old pavilion and greens and the transition period may be the source of some stress and grief.</li> </ul>
Ashburton Bowling Club	3.7 km by road	<ul style="list-style-type: none"> <li>Stand-alone facility on Council land</li> <li>Two greens, one with lights</li> <li>Larger pavilion than the one at CBC.</li> <li>Could accommodate all of the teams currently playing for Chadstone</li> </ul>	<ul style="list-style-type: none"> <li>All three identified clubs have sufficient capacity to accommodate all existing CBC teams, and therefore it would be possible for the existing members to move across as a group, allowing for existing social relationships between members to be retained.</li> <li>As the venues are existing, there would be no issues relating to sequencing.</li> </ul>	<ul style="list-style-type: none"> <li>Existing connections between the bowls club and tennis club would be severed.</li> <li>New opportunities for social connections with members of the host club would be created.</li> <li>Existing connections between the bowls club and the local residential community would be severed, resulting in the loss of a beneficial source of intergenerational contact for the local residential community.</li> </ul>

<sup>9</sup> Merger and/or colocation options were limited to clubs in relatively close proximity (within 4 kilometres) that are of sufficient size.

As the Table 6.1 shows, the option to develop a replacement facility within Percy Treyvaud Memorial Park would allow all existing activities and social networks supported by the bowls club facility to be maintained. The capacity of the bowls facility would be reduced. However, given the availability of notable spare capacity across surrounding clubs, this may not be a significant issue. Moreover, installation of lights is proposed, and this would enable the CBC to field teams in night pennant competitions, rather than relying on the facilities of other clubs as it does currently.

An option to relocate to a new facility in Malvern East is also available. The site (next door to the East Malvern RSL Club) would be quite accessible for those who drive. For members who cannot drive and currently access the bowls club by walking, relocation may impede their access. However, this issue would most likely be limited to a handful of people and potentially could be addressed through a transport solution (courtesy bus, car-pooling, etc.). The main limitations of the proposed relocation option are the severing of existing connection between the bowls club and tennis club and the weakening of the connection between the club and local residential community. In addition, the option would force some members to return to a venue they have previously been evicted from and have expressed reluctance to return to (although the design of the replacement facility could potentially achieve a physical separation between the new bowls facility and the RSL facility). The option also locates the club next-door to an EGM venue, which is arguably inconsistent with the Council's Responsible Gaming Policy.

Finally, a number of merger or co-location options are available. These options would enable existing bowls participation to continue, but would effectively extinguish the CBC as unique social/sporting organisation.

Without testing the options with the CBC and its members to determine which if any of the options is satisfactory in their eyes, it appears that the development of a new facility within Percy Treyvaud Memorial Park has the greatest potential to effectively mitigate the impacts of the proposed Stadium.

### **6.3 Monitoring**

If the project proceeds, a monitoring program should be established to ensure that efforts to mitigate the potential negative impacts of the project for the CBC and its members have been successful.

## 7 Conclusion

The proposed indoor stadium would generate significant benefits for the community in terms of facilitating participation in sporting activities, including those commonly favoured by female participants. While the project would displace the CBC a degree of change and disruption is an inherent part of the continual development and evolution of an urban area. In this context, displacement of the CBC in order to facilitate the development of the stadium may be appropriate, assuming:

- No other viable options to accommodate the stadium are available that do not have the effect of displacing an existing user group.
- Negative impacts associated with the displacement can be mitigated effectively.

The development of a new bowls facility within Percy Treyvaud Memorial Park has the greatest potential to effectively mitigate the impacts associated with the displacement of the CBC. However, it will be important to test all potential options with the CBC to determine which (if any) is preferred. It will also be important for City of Stonnington to gather further information about the cost effectiveness of each option.

## 8 References

O'Brien Traffic (2017) Traffic Impact Assessment, Proposed Indoor Stadium, Treyvaud Memorial Park, Malvern East

Otium (2017) Stonnington Indoor Sports Stadium: Feasibility Study: Stadium Operations Report.

Rowan, M. (2009). Refining the attribution of significance in social impact assessment, Impact Assessment and Project Appraisal. In Refining the attribution of significance in social impact assessment, Impact Assessment and Project Appraisal (pp. 185-191).

Van Schooten, M. V. (2003). Conceptualising social change processes and social impacts. The International Handbook of Social Impact Assessment: Conceptual and Methodological Advances, 6:74-91.

## **Appendix 1 - Survey Form**

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# Indoor Sports Stadium



## Feasibility Study Survey

Council invites you to **have your say** on the proposed Stonnington Indoor Sports Stadium.

Council's *Recreation Strategy* identified the need for additional indoor courts for a variety of sports. Development of the proposed stadium would require the *Chadstone Bowls Club* to be **relocated**, and Council is committed to ensuring members can continue to play lawn bowls into the future. Existing sports grounds and open space would not be affected by the project.

A feasibility study is underway for the proposed indoor stadium on the site of the *Chadstone Bowls Club*. The study will include a social impact assessment, detailed traffic and parking analysis plus community feedback, **to help determine whether this is the appropriate site** for an indoor sports stadium.

Once this process is complete later this year, Council will carefully consider all community and stakeholder feedback, the detailed feasibility study and social impact assessment before any final decision is made on the stadium.

We want to hear from as many people as possible, so that the views of all parts of the community can be carefully considered **before a final decision on the stadium's location** is made.

Please return this survey in the envelope provided

## Privacy Statement

The information provided in this survey will be used by the City of Stonnington to assist in the provision, planning and development of Council services. Information provided by you will only be used for the purposes for which it was collected and will not be disclosed to any outside organisation or third party. Individuals about whom "personal information" is provided may apply to the Privacy Officer by telephoning 8290 1333 for access to, or correction of, the information.

# Indoor Stadium Feasibility Study - Survey

**Q1.** How did you **first** hear about the Stonnington Indoor Sports Stadium feasibility study?

Please select **one** only

<input type="radio"/> The Media (TV, Radio, Newspaper)	<input type="radio"/> Word of Mouth (Friends, Family, Neighbours)
<input type="radio"/> Social Media	<input type="radio"/> A Letter
<input type="radio"/> A Brochure, Flyer or Poster	<input type="radio"/> The Stonnington Website
<input type="radio"/> Other, Please Specify: _____	

**Q2.** Do you, or a member of your household, participate in any of the following to keep active?

Please select **all that apply**

<input type="checkbox"/> Athletics / Running / Jogging	<input type="checkbox"/> Baseball	<input type="checkbox"/> Basketball
<input type="checkbox"/> Cricket	<input type="checkbox"/> Cycling	<input type="checkbox"/> Football (any)
<input type="checkbox"/> Futsal	<input type="checkbox"/> Gym / Fitness Classes	<input type="checkbox"/> Lacrosse
<input type="checkbox"/> Lawn Bowls	<input type="checkbox"/> Netball	<input type="checkbox"/> Swimming
<input type="checkbox"/> Table Tennis	<input type="checkbox"/> Tennis	<input type="checkbox"/> Volleyball
<input type="checkbox"/> Walking	<input type="checkbox"/> Other recreational activity Please Specify: _____	<input type="radio"/> Not relevant to me

**Q3.** In your experience, would you **agree** or **disagree** that there is a **lack of indoor** sporting facilities in Stonnington?

Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	Don't Know
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please explain your response:

_____
_____

**Q4.** Thinking about the last 12 months, how **often** have you visited **Percy Treyvaud Memorial Park**?

At least once a day	2-3 times a week	Once a week	1-3 times a month	A handful of times	Never
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Q5.** For what **purpose(s)** did you **visit** the park?

Please select **all that apply**

<input type="checkbox"/> Basketball	<input type="checkbox"/> Cricket	<input type="checkbox"/> Competition Bowls
<input type="checkbox"/> Dog Walking	<input type="checkbox"/> Lacrosse	<input type="checkbox"/> Playground Usage
<input type="checkbox"/> Running / Exercise	<input type="checkbox"/> Social Bowls	<input type="checkbox"/> Socialising
<input type="checkbox"/> Spectating	<input type="checkbox"/> Walking	<input type="checkbox"/> Other, Please Specify: _____

**Q6a.** Community consultation undertaken to date has indicated that some people are concerned about the issues below. Can you please indicate how **concerned**, if at all, you are about any of the following regarding the preferred location.

	Extremely Concerned	Very Concerned	Moderately Concerned	Slightly Concerned	Not At All Concerned
Increased traffic in the local area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased demand for parking in the local area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise generated by the stadium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The visual appearance and bulk of the stadium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The need for the bowls club to relocate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The cost of the project for Council	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A stadium in the proposed location would be difficult to access for me and / or members of my household	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Q6b.** Do you have any **other concerns** that are not listed above?

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**Q7a.** Please indicate how **beneficial** you believe each of the following aspects of the stadium to be?

	Extremely Beneficial	Very Beneficial	Moderately Beneficial	Slightly Beneficial	Not At All Beneficial
Access to a modern sports facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased community health and wellbeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social connections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The ability to play sport in all weather	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On-site parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The ability to play a diverse range of sports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ease of access to the location	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



**Q7b.** Are there any **other benefits** that are not listed above?

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**Q8.** How **likely** is it that you, or a member of your household, would use an indoor stadium at this site?

Certain	Likely	Possible	Unlikely	Not at all likely	<i>Not sure</i>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Q9.** Overall, do you **support or oppose** the proposal to develop an **Indoor Sport Stadium** on the preferred site, which is currently occupied by the Chadstone Bowls Club?

Strongly Support	Support	Neutral	Oppose	Strongly Oppose
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Q10.** Is there **anything else** you would like to tell us about the proposal?

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## Classification

**C1.** What is your gender?

Male	Female	Other	Prefer not to say
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**C2.** Which of the following age brackets do you fall into?

Under 25	25 to 35	36 to 45	46 to 55	56 to 65	66 to 75	Over 75
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**C3.** Which of the following most closely reflects your household?

Couple with children living at home	Couple with children <b>not</b> living at home	Couple with no children	Single parent family
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Group household	Single person household	Other family household	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

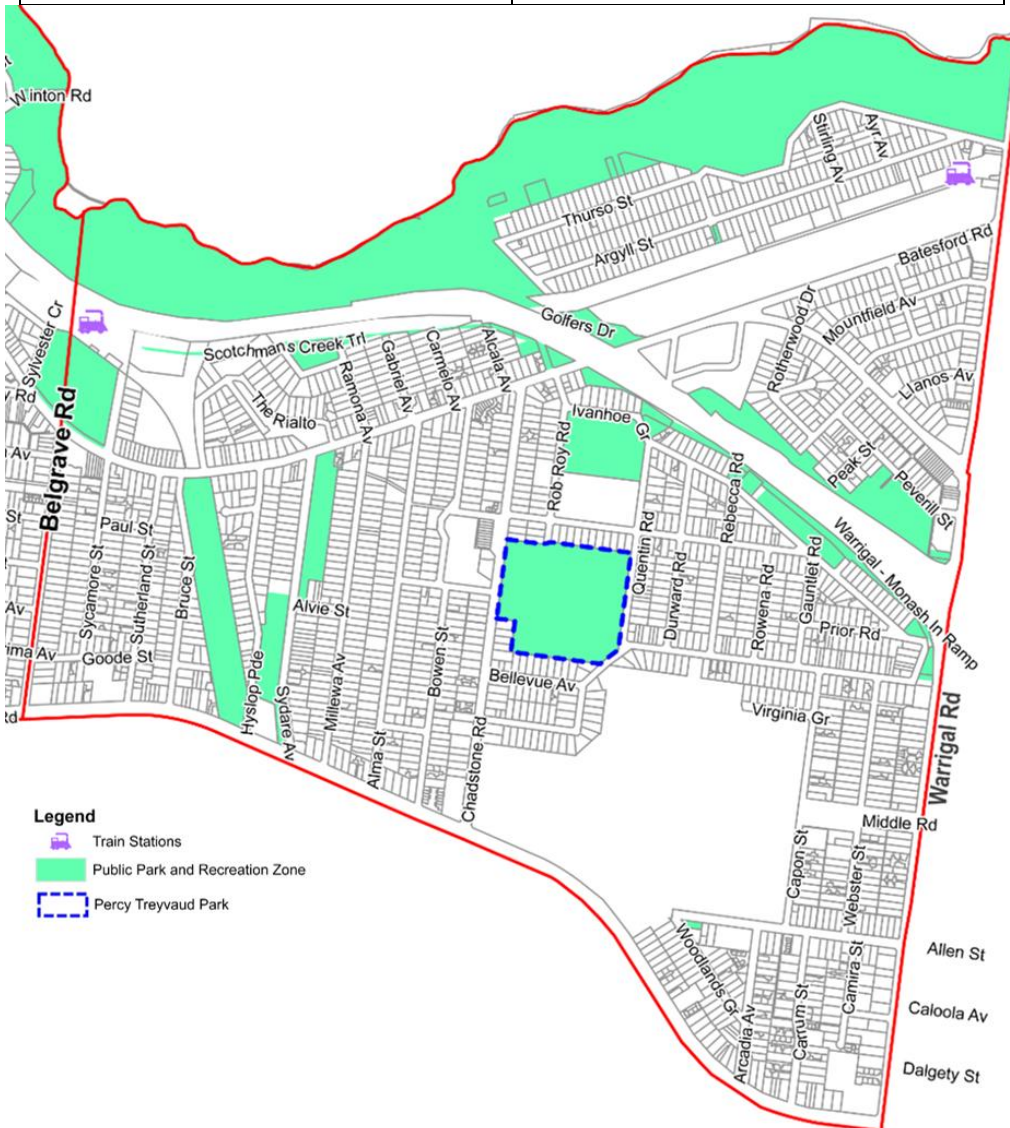
**C4a.** Which suburb do you live in?

Armadale	Glen Iris	Hawksburn	Kooyong	Malvern
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malvern East	Prahran	South Yarra	Toorak	Windsor
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/> None of these. I live in: _____				

If you live in **Malvern East**:

**C4b.** Do you live between **Warrigal Road** and **Belgrave Road**?

Yes	No
<input type="radio"/>	<input type="radio"/>



This concludes the survey. Thank you for your time.