



SANDRINGHAM GOLF LINKS PROJECT

Community and Stakeholder Feedback Summary Report

September 2017 – February 2018



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1 Stakeholder Engagement

1.1 PROJECT OVERVIEW

The Sandringham Golf Links Project ('the Project') is a joint initiative between Golf Victoria, Golf Australia, PGA Australia and the Sandringham Golf Links Management, with funding support from the Victorian Government.

The Project concept includes the following elements:

- A new 350 metre public golf driving range, including multiple grass tees and target greens.
- A new Himalayas public putting and short game practice area.
- New indoor golf training facilities, including golf swing simulators, available for public use.
- New public café with views over the course.
- New player changerooms and associated amenities.
- Administration space for the golf peak bodies and Sandringham Golf Links Management staff.
- Increased on-course water storage volume for course irrigation and to reduce the course's reliance on potable water.
- Improved landscape and vegetation, including weed removal, new heathland areas, and indigenous planting.
- Course safety improvements.

The objectives of the Project are to:

- Provide improvements to Sandringham Golf Course in line with previously identified needs.
- Grow participation in golf and in the usage of the golf course, particularly through engaging new markets such as young people and time poor players.
- Generate additional revenue to support the operations of the golf course, and to ensure its financial viability into the future.
- Provide high quality practice facilities for players of all levels.

The Project represents a significant investment into golf in the region, and in the Sandringham Golf Course.

1.2 CONSULTATION PROGRAM OVERVIEW

Bayside City Council, at its meeting on 25 July 2017, considered a report on the Project proposal, *Sandringham Golf Course Increased Investment and Upgrade Proposal*, and resolved that the Project proponents consult with the affected stakeholders and the broader community on the proposal.

Waypoint is assisting the Project proponents with the planning and delivery of the Project, and they subsequently engaged Simon Leisure Consulting to coordinate and facilitate an independent stakeholder and community consultation process on behalf of the Project team.

The consultation process was held in two phases:

1. Phase 1: Project awareness and concept plan
2. Phase 2: Course layout options feedback

In consultation with Council, the following key stakeholders were identified:

Golf Clubs

- Sandringham Associates Golf Club
- Sandringham Golf Club
- East Bentleigh YMCA Golf Club
- Mawarra YMCA Golf Club
- Mentone Golf Club
- Japanese Golf Association

Environmental Groups

- Beaumaris Conservation Society
- Bayside Community Nursery
- Bayside Friends of Native Wildlife

Tenants in adjacent properties

- Sandringham Basketball Association
- Sandringham Family Leisure Centre Tenants
- Royal Melbourne Golf Club
- Victoria Golf Club

Bayside residents

Victoria Golf League

Sandringham Golf Course patrons

1.3 CONSULTATION PHASE 1: PROJECT AWARENESS AND COURSE CONCEPT PLAN

A *Consultation Background Paper* was prepared by Waypoint to provide context and background information about the Project. The Paper also contained a draft course concept plan, which showed an indicative layout plan for the golf course after incorporating the various elements of the Project proposal.

The Paper was available to key stakeholders and the community via a project page set up on Golf Victoria's website (see below).

The key aims of Consultation Phase 1 were to inform key stakeholders of the Project proposal, to provide opportunities for stakeholders to ask questions and provide feedback about the Project proposal, and to seek feedback on draft course concept plan.

The following consultative processes were conducted.

Online Awareness and Communication

The project page on Golf Victoria's website contained the following information:

- An overview of the Project, including an outline of the consultation process
- The *Consultation Background Paper* (available to be downloaded)
- Notification of the details of the two Community Meetings, and the opportunity for interested people to register their attendance
- An online Feedback Form, which enabled the public to provide comments on the Project proposal
- Contact details for the Project Manager to whom enquiries could be directed

Meetings

Meetings were held with the following groups:

- Tenant groups at the Sandringham Family Leisure Centre
12 September 2017 (combined meeting)
- Six golf clubs/ groups based at the Sandringham Golf Course
12 September 2017 (combined meeting)
- Sandringham Basketball Association
14 September 2017
- Victoria Golf Club
20 September 2017
- Victoria Golf League
20 September 2017 (by telephone)

The stakeholder groups' meetings were initially organised via a telephone call, and confirmed with a follow-up email to the primary contact with each group. The email included a link to the Golf Victoria project page, and a copy of the *Consultation Background Paper* was attached.

Following the meetings, each group was emailed a record of meeting. The record of meeting included a list of attendees, questions asked and comments made, and a formal response from the Project team to each question. Groups were provided with an opportunity to review the record of meeting and could seek amendments to the meeting notes, where required.

Course Walks

Course walks were held with the following groups.

- Bayside Community Nursery
15 September 2017
- Bayside Friends of Native Wildlife
15 September 2017
- Beaumaris Conservation Society
15 September 2017

The course walks were designed to fully brief group representatives on key changes to the course layout proposed in the draft course concept plan, and to provide the opportunity for the groups to comment on the proposed changes and/ or offer alternate options for consideration.

The course walks were organised using the same methodology as previously outlined for the meetings with stakeholders.

Following the course walks, each group was also emailed a record of meeting, and provided with the opportunity to review the record of meeting and seek amendments, where required.

Community Meetings

Two Community Meetings were held in the Sandringham Golf Course café on the evenings of 18 & 19 September.

Residents living within a catchment of 500m radius of the Sandringham Golf Course were directly informed of the Community Meetings via a letterbox drop of an invitation/ information flyer. The notice included a link to the Golf Victoria project page.

Other Consultation

The Bayside Youth Ambassadors were informed of the Project, and were encouraged to distribute information about it to their respective networks by directing people to the Golf Victoria Project page.

1.4 CONSULTATION PHASE 2: COURSE LAYOUT OPTIONS FEEDBACK

Two revised course layout plans for the Sandringham Golf Course were prepared during October and November 2017 by Ogilvy Clayton Cocking Mead.

The key items identified during Consultation Phase 1 which informed the preparation of the revised layout plans included:

1. Bayside Friends of Native Wildlife (BFoNW) concern with expanding Lake 1; no longer proposing to expand Lake 1. Project Team will work with BFoNW to minimise impact on River Red Gums (west edge of Lake 1).
2. BFoNW prefer natural edges for the lakes, and that the proposed new lake be an ephemeral lake (fills and evaporates seasonally).
3. Bayside Community Nursery (BCN) supports the removal of coastal Tea Tree to allow for more indigenous vegetation (eg. heath).
4. BCN identified some trees to be retained and a preference for types of species.
5. Golfers advocated for the inclusion of a toilet behind 13th tee.
6. Resident concern with extending the 14th green closer to property boundaries; design amended with no change to 14th green.
7. Some golfers wanted the length of the current course to be maintained, and most wanted 18 holes; revised plans prepared to meet these needs and to create additional interest.
8. Vegetation – revised plans preserve highly valued indigenous species and reintroduces indigenous heathland.

To assist with Consultation Phase 2, an *Information Paper (December 2017)* was prepared by Waypoint. The Paper contained general project background, a summary of the work carried out by the Project Team since Consultation Phase 1, four FAQs, the two revised course layout options, and precedent images of design directions included in the two course layout plans.

The *Information Paper (December 2017)* was freely available via Council's 'Have Your Say' webpage and the Project page on Golf Victoria's website.

The key aim of Consultation Phase 2 was to seek feedback on the two revised course layout options.

Meeting

A combined meeting was held with the six golf clubs/ groups that are based at the Sandringham Golf Course on 12 December 2017.

The primary contact from each group was separately emailed an invitation to attend the meeting. The two revised course layout options were sent to each group in a subsequent email one week prior to the combined meeting of groups.

The record of meeting was emailed to the groups, and again they were provided with an opportunity to review the notes and could seek amendments, where required. This correspondence to groups included the link to Council's 'Have Your Say' webpage and notification of the three Community Drop-In Sessions (see right).

Course Walks

A second round of course walks were held with the three environmental groups:

- Bayside Community Nursery and Bayside Friends of Native Wildlife
13 December 2017
- Beaumaris Conservation Society
14 December 2017
- Bayside Friends of Native Wildlife
14 December 2017

The course walks were again designed to brief group representatives on two revised course layout options, and to provide the opportunity for groups to comment on the proposals and to advise the Project team of their preferred option.

The course walks were organised via email to the primary contact from each group, and all were emailed the two revised course layout options in advance of the course walks.

The record of meeting was emailed to each group, and again they were provided with an opportunity to review the notes and seek amendments, where required. This correspondence also included the link to Council's 'Have Your Say' webpage.

Community Drop-In Sessions

Three Community Drop-In Sessions were held in the former golf pro-shop at the Sandringham Golf Course on the following dates and times:

- 24 January, 3.30pm – 5.00pm
- 24 January, 6.30pm – 8.00pm
- 30 January, 6.30pm – 8.00pm

The Sessions were conducted as Q & A sessions, with the following personnel from the Project Team and Council available to answer questions:

- Greg McNally, Waypoint
- Warwick Hille-Rennie, Royal Melbourne Golf Club
- Mike Clayton, Ogilvie Clayton Cocking Mead
- Danny Levick, Sandringham Golf Links Management
- Jason Stubbs, Bayside City Council

The primary aim of the one and a half hour sessions was to provide a forum for all stakeholder representatives and the broader community during which attendees could seek clarification from the Project Team and Council on any aspects of the two revised course layout options or the Project proposal, in general.

The Community Drop-In Sessions were extensively advertised and promoted:

- Bayside City Council's 'Have Your Say' webpage
- Project page on Golf Victoria's website
- Bayside Leader Newspaper editions in circulation on 9,16 and 23 January 2018
- Email to all individuals, groups, residents and organisations previously consulted.

The Community Drop-In Sessions were attended by a total of 108 people.

Online Awareness and Communication

Bayside City Council's 'Have Your Say' Webpage

Information about the Project, and specifically concerning Consultation Phase 2, was available on the Bayside City Council's 'Have Your Say' webpage from 20 December 2017.

The page contained the following information:

- An overview of the Project
- The *Consultation Background Paper* (available to be downloaded)
- The *Information Paper (December 2017)* (available to be downloaded)
- Notification of the details of the three Community Drop-In Sessions
- The two revised course layout plans: Option A and Option B (available to be downloaded)
- Link to the Golf Victoria Project page
- An online *Course Layout Options Survey*, which provided the opportunity for the public to nominate their preferred revised course

layout plan (or to select neither option), and to provide comments concerning the Project

- Contact details for selected members of the Project Team

The 'Have Your Say' webpage was advertised via the following:

- Project page on Golf Victoria's website
- Bayside Leader Newspaper editions in circulation on 9,16 and 23 January 2018
- Email to all individuals, groups, residents and organisations previously consulted.
- Social media promotions managed by Bayside City Council

Golf Victoria Webpage

Information about the Project, and specifically concerning Consultation Phase 2, was available on the Golf Victoria Project page. The page contained similar information to what is listed above on the Council's 'Have Your Say' webpage, with the main difference being the online *Course Layout Options Survey* was not included. However, a prompt to complete the survey was included on the Golf Victoria Project page, with the link to Council's 'Have Your Say' webpage, where the survey could be accessed.



2 Stakeholder Involvement

A number of mediums were used to engage with key stakeholders and the community during the two phases of consultation. The type of consultation and the number of attendees at meetings and the number of respondents to surveys are summarised below.

Consultation Phase 1

<u>Consultation Medium</u>	<u>No. of Participants/ Respondents</u>
Meetings	
Sandringham Family Leisure Centre tenants' meeting	3
Combined meeting of six golf clubs/ groups	11
Sandringham Basketball Association	2
Victoria Golf Club	1
Victoria Golf League	1
Course Walks	
Bayside Community Nursery	3
Bayside Friends of Native Wildlife	2
Beaumaris Conservation Society	1
Community Meetings	
Two Community Meetings (combined total)	53
On-line Communication	
Completed Feedback Forms (Golf Victoria's Project page)	10

Consultation Phase 2

<u>Consultation Medium</u>	<u>No. of Participants/ Respondents</u>
Meeting	
Combined meeting of six golf clubs/ groups	13
Course Walks	
Bayside Community Nursery	3
Bayside Friends of Native Wildlife	2
Beaumaris Conservation Society	2
Community Drop-In Sessions	
Three Community Drop-In Sessions (combined total)	108
On-line Communication	
Completed <i>Course Layout Options Survey</i> (Bayside City Council 'Have Your Say' page)	185
Other feedback	

Other feedback was received by Council outside of the above consultation processes, and those correspondence items were responded to directly by Council.

3 Summary of Feedback Received

3.1 Consultation Phase 1

A summary of the feedback and input received throughout Consultation Phase 1 is outlined below.

See Appendix 1 for the full meeting notes from all consultation processes incorporated within Consultation Phase 1.

Stakeholder Group	Summary of Feedback/ Input
Sandringham Family Leisure Centre Tenants	Goodlife Sandringham and Sandringham Sports Physio do not have any specific concerns about the Project.
Golf Clubs/ Groups	<p>The six golf clubs/ groups based at the Sandringham Golf Course are generally supportive of the Project.</p> <p>There were concerns expressed about some of the course layout changes being proposed, and the clubs were all supportive of the proposed new building incorporating a suitable spaces to accommodate separate club storage and a room from which clubs could more effectively coordinate and administer their respective competition days.</p>
Sandringham Basketball Association	The Sandringham Basketball Association is supportive of the Project.
Bayside Community Nursery	<p>The Bayside Community Nursery representatives expressed no significant concerns about the Project, however, noted some specific areas or sites around the course where tree pruning or removal was either not supported or could proceed if suitable offset planting of indigenous species was included in the planning.</p> <p>These sites were noted, and formed part of the design brief to the course architect (OCCM) appointed to develop course layout options.</p>
Bayside Friends of Native Wildlife	The Bayside Friends of Native Wildlife representatives expressed no significant concerns about the Project.
Beaumaris Conservation Society	The Beaumaris Conservation Society representative expressed no significant concerns about the Project.
Community	Opinions were mixed on many elements of the Project proposal.
Victoria Golf Club	Victoria Golf Club has no objections to the Project.
Victorian Golf League	The Victorian Golf League has no objections to the Project.
Golf Victoria Project Page Feedback Form	Of the 10 completed Feedback Forms received, five were supportive of the Project, although one included concerns regarding the potential for increased traffic on local roads. Two respondents were not supportive of the Project due to it likely to disadvantage current players in lieu of the benefits for elite golfers. Three respondents had general enquiries/ comments about the Project.

3.2 Consultation Phase 2

A summary of the feedback and input received throughout Consultation Phase 2 is outlined below, and generally focuses on the strengths and constraints of the two revised course layout plans.

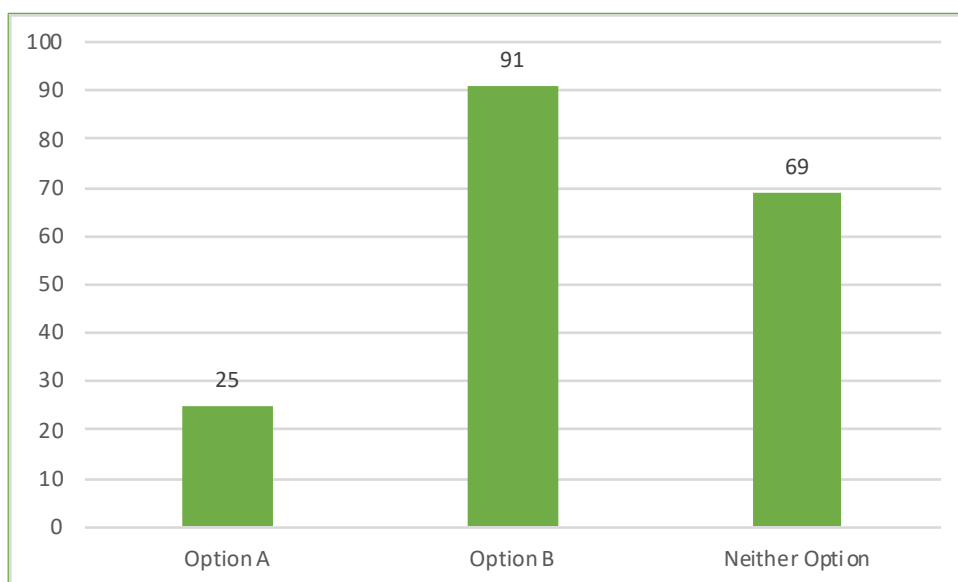
See Appendix 2 for the full meeting notes from all consultation processes incorporated within Consultation Phase 2.

Stakeholder Group	Summary of Feedback/ Input
Golf Clubs/ Groups	<p>There is a preference for Option B, mainly due to it offering an 18 hole course. There was concern about how Option A would work regarding scheduling, with the need to repeat holes 13, 14 and 15 in order to achieve an 18 hole round. The women's golf clubs support for Option B is dependent upon the course being rated according to their requirements.</p> <p>The clubs noted that they would like the inclusion of trophy cabinets in the building design, and wall space to hang honour boards.</p>
Bayside Community Nursery	<p>The Bayside Community Nursey representatives expressed no significant concerns about either of the revised course layout plans.</p> <p>They would like to have input into the development of the heathland areas, and also be kept informed of the timeline of the Project so that seed stock can be prepared for the replacement trees.</p> <p>It is their strong preference indigenous plants of local provenance are used for the revegetation program. The Bayside Community Nursey propagates 80,000 – 100,000 plants per year. Plants for the Project would need to be ordered by May in any given year to be available the following April.</p>
Bayside Friends of Native Wildlife	<p>The Bayside Friends of Wildlife representatives expressed concerns about the impact of Option B in that it might negatively impact one of the best areas on the golf course for terrestrial birds. The key concerns include the impact of the creation of the new 13th and 16th tees, the relocation of the 15th green and its fairway, and the need for a path to be established to the 13th tee.</p> <p>The Group would also prefer the proposed heathland plantings be replaced with grassy woodland planting (including trees) in the north-east, however, they support expert advice being sought on this matter.</p> <p>The Group would like to ensure that the removal of habitat is undertaken in stages, and not part of a single stage construction.</p>
Beaumaris Conservation Society	<p>The Beaumaris Conservation Society representatives expressed no significant concerns about either of the revised course layout plans.</p>
Community Drop-In Sessions	<p>Attendees had the opportunity to seek clarification concerning directions proposed within the two revised course layout plans, and ask the Project Team questions about other matters relating to the Project generally. The discussions during these sessions were not formally recorded, as attendees were directed to the online <i>Course Layout Options Survey</i> on Bayside City Council's 'Have Your Say' webpage to formally record their preference of course layout plan with any supporting comments.</p>

3.3 Course Layout Options Survey

A key component of Consultation Phase 2 was to seek feedback on the two revised course layout plans prepared following feedback received on the indicative course layout plan prepared for Consultation Phase 1. The method used to collate and record the preference of stakeholders and the broad community for each of the two revised layout plans (or neither option) was via the *Course Layout Options Survey*.

The graph below shows the preferences of stakeholders and the community for the revised course layout plans.



The survey also provided an opportunity for respondents to record any comments, suggestions or observations in relation to the two revised layout plans. The following three tables record these comments in the form of 'themes'. The number of respondents who expressed the theme is noted, as well as a selection of comments relating to or supporting the themes.

The themes have been compiled in three feedback tables, with each table corresponding with the three response options to the survey question, "*Having considered all information relating to the project, and the two revised course layout options (Option A and Option B), which option do you prefer?*":

1. Option A
2. Option B
3. Neither Option

Additional information about the profile of survey respondents is included in the report following the three feedback tables.

Option A - 25 respondents	
Theme	Respondent Feedback
It is a better, more challenging course (4 responses)	<ul style="list-style-type: none"> • There are worthier Par 4s • The extra bunkers and water hazards make the course more challenging.
Option B is too short (2)	The longer course (Option A) is much better for golfers.
Tee positions on holes used twice (2)	The holes that are used twice need to have two tee positions
Increased revenue (2)	<p>Driving range will provide additional revenue</p> <p>Course improvements will provide increased revenue</p>
The current building (1)	Currently, it is a wonderful sight coming up the 9 th fairway and seeing the old building. It would make a wonderful café and we are losing too many of our old buildings.
Other comments	<ul style="list-style-type: none"> • Too much heathland may slow play • Try not to inconvenience players too much during construction period • The course-based golf clubs/ groups will be well catered for with the addition of the driving range and the new clubhouse • Option A has less impact on the vegetation and the landscape • The layout will best fit the landscape • Concerned about congestion on the back nine • A golf group comprising of 19 players all support Option A (included in one submission) • Fantastic opportunity to provide amazing facilities and opportunities for kids • Preferably, it should be a 12 hole course • There should be no preferential treatment for Royal Melbourne Golf Club members

Option B - 91 respondents	
Theme	Respondent Feedback
Preference for an 18 hole course compared to the '15 hole and repeat 3 holes' option (41 responses)	<p>Comments received supporting the 18 hole course option:</p> <ul style="list-style-type: none"> • Prefer to not repeat holes • Easier for managing player groups • A 15 hole course would diminish the reputation of the Sandringham Golf Course • Better for the women's golf clubs to hit off the men's tees, as this would be only 100m shorter than the current course distance for women • Option A would slow play • Option A would become less challenging and boring over time • Not sure how Option A would work • Option A would cause bottlenecks • Option A would detract from the enjoyment of the weekly 18 hole competition
The course needs a par 5 hole (3)	Pennant golfers generally like a Par 5 hole
Cost of green fees (3)	There is concern that the development would lead to an increase in cost to play golf, and there is a need to address the high cost for young people to play golf
Distance between some greens and tees (3)	There appears to be some holes that have a long walk between a green and the next tee
Driving range and short game facilities (4)	The driving range and short game facilities will be good additions to the course and will be good for young people, and people who are time poor
Driving range in Wangarra Road (2)	Questions were raised as to what happens with the driving range in Wangarra Road if the Project goes ahead
The driving range is not required (6)	<p>There were comments that the proposed driving range was not required:</p> <ul style="list-style-type: none"> • Would prefer no driving range and a longer 18 hole course • Not needed when there is a driving range in Wangarra Road • The driving range compromises the layout of the course • The planned driving range will not be used very much
Younger/ beginner golfers/ families (7)	Option B appears to be a good course to learn on, and for families to enjoy
The current building (2)	Comments were made that the current building is a lovely building that should be retained, if possible, and could be developed into a restaurant or café
Currently the two 9s are too different (1)	Option B evens out the course

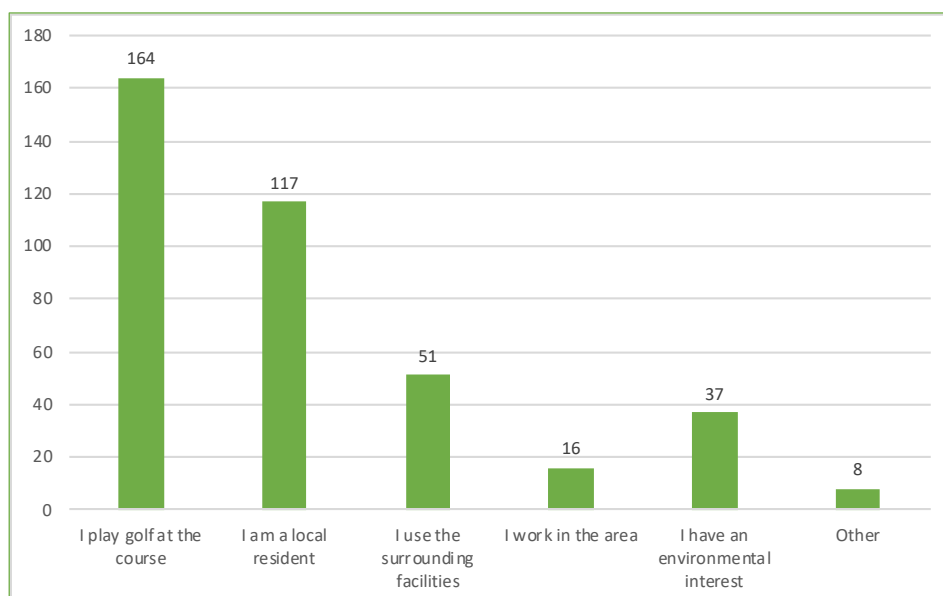
Theme	Respondent Feedback
Public will be shut out (1)	Public are being shut out in preference for elite players. People may choose to join private clubs
The land set aside for Council use (1)	Not required as Council can use the unused bush area on the corner
Additional water storage (1)	The additional water storage option for use on adjoining sports playing fields should not proceed
Conservation considerations (1)	Option B seems to better address conservation issues
Include public access paths (1)	Support for the inclusion of paths around the golf course that could be used for non-golfers
Access to the course (1)	No information is provided about how regular golfers will be impacted when the golf organisations are based at the course
Save as a public course (1)	
Buildings (1)	<ul style="list-style-type: none"> • Support the consolidation of the existing buildings into one building • Good comfortable facilities for post-game drinks and food
Traffic (1)	There will be increased traffic on Cheltenham Road with more car lights
Course improvement (1)	The Sandringham Golf Course needs upgrading
Water (1)	Support the increase in water harvesting and interested to hear about any future water sharing with other recreational facilities

Neither Option - 69 people	
Theme	Respondent Feedback
Changing a great course (31 responses)	<p>Concerns were raised regarding some of the changes proposed for the course. Some of the concerns are:</p> <ul style="list-style-type: none"> • It would be unfortunate to change one of the best public golf courses • The proposed changes will lead to a loss of Club members • Both options ruin the course • From a men's player perspective, it would be unfortunate to shorten the course • Repeating holes is not a good option • Should not change the course for inclusion of elite facilities • The options are creating a more difficult course which will not be good for juniors or females • Shorter golf course options are already available close by, eg. Brighton Public Golf Course
Concerns over the involvement of the Royal Melbourne Golf Club (16)	<p>There were concerns that the Project provides a lot of benefit to the RMGC in terms of providing an elite training facility and a driving range for practice during tournaments being held at RMGC. There was also a strong feeling that elite facilities should not be constructed and provided for on public land.</p> <ul style="list-style-type: none"> • Project all about greed • No consideration for the public
The driving range is not required (16)	<p>There were comments that the proposed driving range was not required:</p> <ul style="list-style-type: none"> • There is a driving range around the corner, therefore another one is not needed. • What will become of the land at Wangarra Road if the driving range closes? • The proposed driving range is too close to Cheltenham Road for safety • Sandringham Driving Range has a lease with Council and support for a new driving range close by will be fought
Option A (14)	<p>Comments were made regarding why Option A should not go ahead:</p> <ul style="list-style-type: none"> • Repeating 3 holes is an unworkable option • Option A will only compound the overcrowding • The changes will be of no benefit to the regular golfers
The information provided about the Project (9)	<p>Comments were made that not enough detailed information has been provided in the following areas:</p> <ul style="list-style-type: none"> • Not publicised enough • Not enough information on the Project's increased water needs • No financial figures were provided • Impact on golfers during the construction phase • Details of the siting and design of the clubhouse • Lake position • Putting/ short game areas, no explanation of The Himalayas

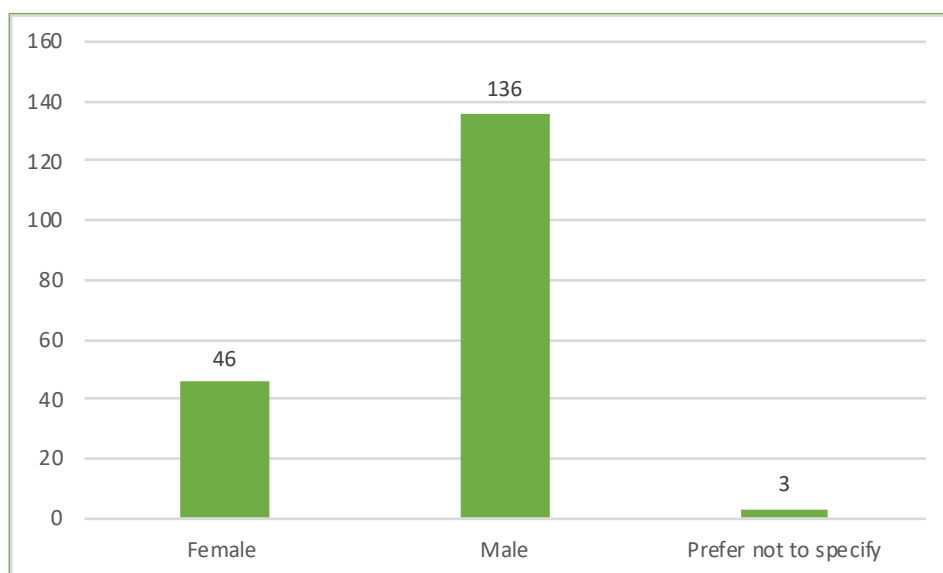
Theme	Respondent Feedback
Option B (8)	<p>Comments were made regarding why Option B should not go ahead:</p> <ul style="list-style-type: none"> • There are long walks between tees • The layout is wrong • Players will lose interest therefore negatively impacting the brand of Sandringham Golf Course • Need more Par 5s • Option B shortens the course
Expense of the Project (4)	<p>There were comments about the finances of the Project:</p> <ul style="list-style-type: none"> • Waste of taxpayers' money • Council should not be providing funds to a golf course which is a private organisation • The Project is just greed by Council • Most of the budget will be spent on the elite facilities and not on benefits to the average golfer, ie. course design and layout
Improvements required on the current course (2)	<p>Comments were made that the Project should not proceed, however, the following improvements should be made to the course:</p> <ul style="list-style-type: none"> • Renovate the clubrooms and amenities • Improve the course • Upgrade the Front 9 to the Back 9 conditions
Initial Project Plan (2)	<p>The initial concept plan presented in Consultation Phase 1 is considered superior to the two revised options presented in Consultation Phase 2</p>
Other Comments	<ul style="list-style-type: none"> • Neither option will make play quicker for time poor players; adding more Par 3s only holds up play. • Fear that too much of the Project budget will go to the elite aspects of the proposal and not to course design and layout • Errant balls will reduce safety along the Cheltenham Road boundary, due to the driving range • If the SE corner is a driving range then why retain the treed area to the north of the current 9th tee? • Two of the most picturesque holes are being converted into a driving range; it would be better to relocate the driving range to a central location • No water tanks on buildings are shown on the plans • Where will the water come from to fill the lakes? • Better to do this project at the Brighton Public Golf Course or the Elsternwick Public Golf Course • Council should use the land on the corner of Tulip Street and Reserve Road for future the Leisure Centre expansion (2 comments)

About the survey respondents

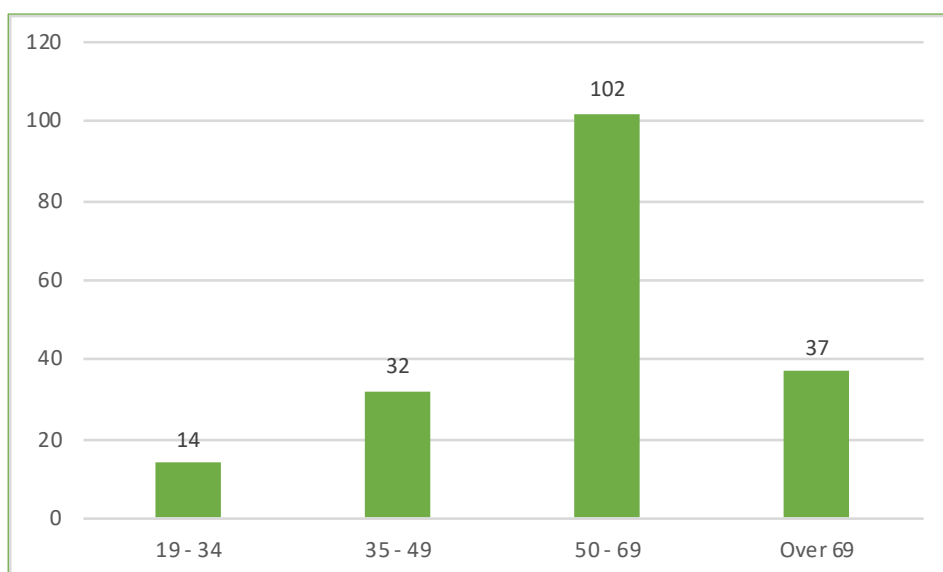
Connection to the Project



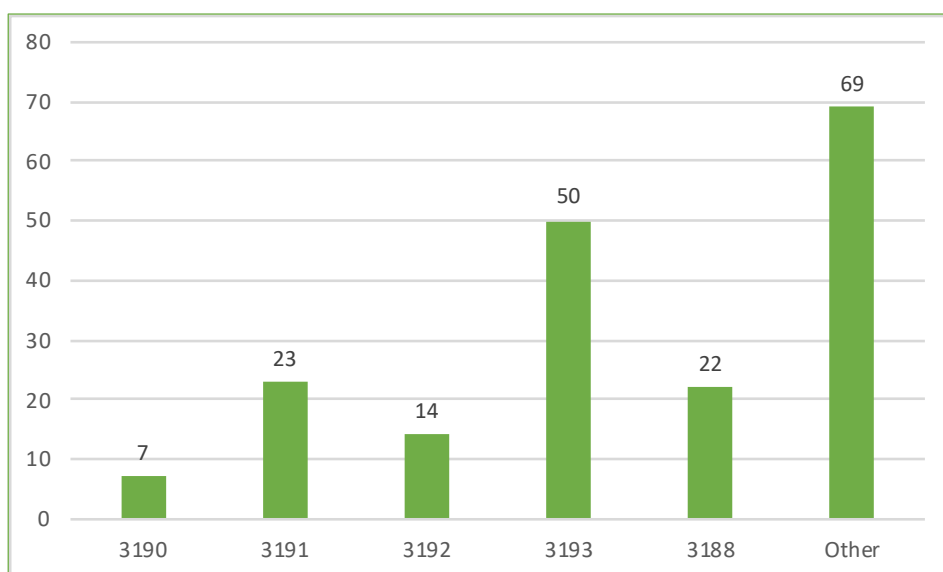
Gender



Age



Postcode



Appendix 1

Meeting Notes from all stakeholder engagement during Consultation Phase 1

Meeting	Combined Meeting of Tenants at the Sandringham Family Leisure Centre
Date/ Time	2.00pm, Tuesday 12 September 2017
Venue	Members' Lounge, Sandringham Family Leisure Centre
Groups Invited	SwimRight Sandringham Goodlife Sandringham Sandringham Sports Physio Café Proprietor Tulip Street Private Kindergarten
Meeting Attendees	Manager, Goodlife Sandringham Owner, Sandringham Sports Physio Personal Assistant, Sandringham Sports Physio Consultant Waypoint

General View about the Project Proposal

The Goodlife Sandringham and Sandringham Sports Physio do not have any specific concerns about the Sandringham Golf Links Project.

Meeting Discussion

1. What will be the impact of the proposed Project on the Sandringham Sports Physio?

Response: *There will be no impact on the existing car parking available at the Sandringham Family Leisure Centre.*

2. Goodlife Sandringham is concerned that there is a public gymnasium proposed.

Response: *The proposed gymnasium is for use by Golf Australia and Golf Victoria's High-Performance squads, it will not be available for public use.*

3. What is the area set aside south of the Sandringham Family Leisure Centre?

Response: *Council is considering using this area as part of another project to expand the Sandringham Family Leisure Centre. The development of that proposal is not related to the Sandringham Golf Links Project, however, Council has requested that the Project consider any course design changes that will be necessary if the land is required for the expansion of the Leisure Centre.*

4. Is there a need to make changes to the golf course?

Response: *In order to accommodate the proposal, changes will need to be made to the golf course.*

5. When will the project be completed?

Response: *A report on the Project proposal was considered by Council at its July 2017 Council Meeting. A resolution from that Meeting was that the Project proponents are to consult with all identified stakeholders. The outcomes from the stakeholder engagement are scheduled to be reported to a future Council Meeting, after which clearer direction about the timing of the Project will be possible.*

6. Will the amount of car parking being provided in the plan be enough for the proposed increase in use?

Response: *The current number of car parks is adequate to service the current usage of the Sandringham Golf Course. The Project considers an increase in the number of cars and a more efficient car park design, which is expected to adequately cater for the projected increase in use of the course.*

7. Will there be any impact on the Sandringham Family Leisure Centre during construction?

Response: *There is not expected to be any direct impact on the Leisure Centre during construction.*

8. Will anything be done to increase the promotion of the new golf facilities to the community, as much of the existing signage to sporting and recreation facilities in the area are old and antiquated?

Response: *The type and location of signage to promote the Sandringham Golf Course will likely be considered once the course has been developed, and will likely be subject to planning approval.*

Meeting	Golf Clubs/ Groups that are regular users of the Sandringham Golf Course
Date/ Time	7.00pm, Tuesday 12 September 2017
Venue	Sandringham Golf Links Café
Groups Invited	East Bentleigh YWCA Golf Club Japanese Golf Association Mawarra YWCA Golf Club Mentone Golf Club Sandringham Ladies Golf Associates Sandringham Golf Club
Meeting Attendees	President, East Bentleigh YWCA Golf Club Executive Committee, East Bentleigh YWCA Golf Club Executive Member, Japanese Golf Association President, Mawarra YWCA Golf Club Secretary, Mawarra YWCA Golf Club President, Mentone Golf Club Executive Committee, Mentone Golf Club President, Sandringham Ladies Golf Associates Executive Committee, Sandringham Ladies Golf Associates President, Sandringham Golf Club Executive Committee, Sandringham Golf Club Director, Ogilvy Clayton Cocking Mead Senior Consultant, Waypoint

General View about the Project Proposal

The six golf clubs that use the Sandringham Golf Course are generally supportive of the project.

There were some concerns expressed about some of the course layout changes being proposed, and the clubs were all supportive of the proposed new building incorporating a suitable space to accommodate separate club storage and a space from which clubs could more effectively coordinate and administer their competition days.

Meeting Discussion

- Will the 10th Hole be the same length as the current hole? Pennant play requires as much length as possible.**

Response: *The current course concept plan shows the 3rd Hole becoming a Par 4, and the proposed new 10th Hole being shorter than the current 10th Hole. The current course concept plan has the total course playing with one less Par. The course designers will be asked to try be mindful of the existing course par and length when preparing a revised design.*

- There was concern about the proposed changes to the 7th Hole and the 8th Hole, and maintaining the 8th Hole as a Par 4 once land is lost to the proposed expansion of the Sandringham Family Leisure Centre.**

Response: *The concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*

- Will any trees on the proposed new driving range be removed?**

Response: *This will depend on the feedback received from stakeholders and the revised layout/concept plan that will be prepared post the consultation with the stakeholders. It is the aim of the course designers to minimize any removal of significant trees.*

4. **Disappointed to lose the 9th Hole to the proposed new driving range, as it is one of best public golf course holes, as it is challenging? It was noted by one attendee that it would preferable to run the driving range down the current 18th Hole.**

Response: *To accommodate all levels of practice, the proposed driving range needs to be 350metres long and this is the only area on the course where that length can be achieved and the necessary safety factors be met.*

5. **How will staff manage the tee off with the 1st Tee so far from the pro shop? Isn't it best for the pro shop to have views down the 1st Hole? Can the building be sited north of the new car park? It is nice for players to sit on the verandah and watch players coming up the 18th Hole fairway.**

Response: *These comments and suggestions are noted, and will form part of the briefing to the appointed course architect (OCCM). Staff in the pro-shop will also be consulted to ensure they are happy with the proposed design.*

6. **There was concern raised about the Front 9 being shortened, however it was thought that it might be alright if it is developed to be sufficiently challenging.**

Response: *The concern/suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*

7. **Could a toilet be included on the plan in the area behind the current 13th Tee (opposite George Street)?**

Response: *This suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*

8. **Could the course be re-rated when the changes have been completed, and also include a rating of the white tee course?**

Response: *It is most likely that the course will be re-rated post the redevelopment, and a white-tee rating could be included as part of this process.*

9. **Could a childcare facility be incorporated into the new building?**

Response: *A childcare facility is not considered to be a core activity/ service for the course, and will not form part of the proposal.*

10. **Has there been any consideration for the building to include a space for the tenant clubs to have storage cupboards, hang honour boards, and from which clubs can administer their golf days and tournaments, including distributing and accepting scorecards from players?**

Response: *All of the above suggestions will be provided to the clubhouse architect, for consideration in the proposed design where possible.*

11. **Some of the clubs have been considering purchasing an automated scorecard system - could a space for this be included in the building plan?**

Response: *This will be considered as part of the project.*

12. **Would it be possible to re-word the lease prohibiting clubroom(s), to enable the clubs to have a clubroom(s) in the future?**

Response: *This request will be passed onto Council's property management team for their consideration.*

13. **Will the proposed new building include a function room with capacity to accommodate 120 – 150 people? (It was noted that such a space could be used by the tenant clubs to host their respective Charity Golf Days and other club events, and for other tournaments and events coordinated by the course managers).**

Response: *The current proposal includes a café area that will have the flexibility to be used for such uses.*

14. **Did Council prepare a business case on the driving range, and was it always intended to replace the golf driving range at The Range, Sandringham?**

Response: *No, the Sandringham Golf Links Project proposal has always included a new driving range to replace the existing practice facilities available on the course. Council's current planning to investigate the potential for The Range, Sandringham to become the site for a new netball centre commenced after the planning begun for the Sandringham Golf Links Project. The two projects are being undertaken independent of each other.*

15. When will the project be completed?

Response: *A report on the Project proposal was considered by Council at its July 2017 Council Meeting. A resolution from that Meeting was that the Project proponents are to consult with all identified stakeholders. The outcomes from the stakeholder engagement are scheduled to be reported to a future Council Meeting, after which clearer direction about the timing of the Project will be possible.*

16. Why has the area near the Sandringham Family Leisure Centre been shown for potential expansion of the Leisure Centre and not the bushland area on the corner of Tulip Street and Reserve Road?

Response: *As part of the consultation process to-date, Council has requested that a section of land adjacent to the Sandringham Leisure Centre be removed from the current gold course and made available to Council, to assist with the proposed redevelopment of the Leisure Centre.*

17. It was noted that there are 2 - 3 endangered species (birds and frogs) in some of the bushland area within the western section of the course.

Response: *This is noted as has been discussed with the local wildlife groups that were consulted as part of the consultation process.*

Meeting	Sandringham Basketball Association
Date/ Time	12.30pm, Thursday 14 September 2017
Venue	Sandringham Basketball Association Office
Meeting Attendees	CEO, Sandringham Basketball Association Vice-President, Sandringham Basketball Association Director, Waypoint

General View about the Project Proposal

The Sandringham Basketball Association is supportive of the project.

Meeting Discussion

1. What do you see as the major hurdles to completing this Project?

Response: *We do not foresee many hurdles to the Project. The Council resolved at its July 2017 Council Meeting that the Project proponents are to consult with all identified stakeholder as a process to identify any potential issues during this early concept planning stage.*

2. What is the timeframe for the project?

Response: *A report on the Project proposal was considered by Council at its July 2017 Council Meeting. A resolution from that Meeting was that the Project proponents are to consult with all identified stakeholders. The outcomes from the stakeholder engagement are scheduled to be reported to a future Council Meeting, after which clearer direction about the timing of the Project will be possible.*

3. Should the Sandringham Basketball Association be progressing their plans for additional courts at the Sandringham Leisure Centre?

Response: *It would be advantageous for the Sandringham Golf Links Project if concept planning for the extension of the Leisure Centre were available, as it could help inform Council of the amount of land that might be required to be excised from the land currently leased to the Sandringham Golf Links Management. Understanding the extent of land that might be required for the Leisure Centre expansion project would help inform any course layout changes in this area of the golf course.*

Meeting (incorporated a walk around the golf course)	Bayside Community Nursery
Date/ Time	2.00pm, Friday 15 September 2017
Venue	Sandringham Golf Links
Meeting Attendees	Support Officer, Bayside Community Nursery Executive Committee, Bayside Community Nursery Executive Committee, Bayside Community Nursery Director, Waypoint Senior Consultant, Waypoint Superintendent, Royal Melbourne Golf Club Horticulturalist, Royal Melbourne Golf Club Director, MEMLA Director, Ogilvy Clayton Cocking Mead

General View about the Project Proposal

The representatives consulted from the Bayside Community Nursery expressed no significant concerns about the Project, however, noted some specific areas or sites around the course where tree pruning or removal was either not supported or could proceed if suitable offset planting of indigenous species was included in the planning.

These sites are noted, and will form part of the briefing to the appointed course architect (OCCM).

Meeting Discussion

1. Will the old buildings on the Sandringham Golf Course site be demolished?

Response: *The proposal is to replace the old buildings with one new building that will consolidate all of the functions of the current buildings into one location.*

2. The Project Background Information Paper states that one of the environmental benefits will be ‘Lake 3 on the golf course would provide a further water source for Council’s community recreation needs’. What is this referring to?

Response: *The development of Lake 3 is not part of the Sandringham Golf Links Project, it is a Council initiated project to collect and store water for the purpose to irrigate the sports fields at the nearby Tjilatjirrin Reserve. The development and funding of this project would be the responsibility of Council, or other parties.*

3. Will the edges of the new and expanded lakes be natural or plastic?

Response: *The design development of the lakes is yet to occur, but we will note the preference for natural edges in the briefing to the appointed course architect (OCCM).*

4. Will the new Lake be ephemeral?

Response: *Yes, it is the current thinking that the lake will fill and reduce depending on rainfall.*

5. Will the public access to the lakes be maintained once the development is complete?

Response: *It is not expected that current arrangements for public access to the course will change as a result of the Project.*

6. Are there any plans for additional traffic treatments?

Response: *There is no change being considered to the current access into the course from Cheltenham Road. Any additional traffic treatments will be subject to Council’s planning requirements.*

7. Has an independent arborist been engaged?

Response: *The Project proponents will engage specialist arborist services during the design development phase, as required.*

8. The Bayside Community Nursery has cleared an area of weeds on the east side of the proposed 11th fairway to use as an area for plant propagation. This area will continue to develop in the future and there is scope to increase the area threefold.

Response: *Noted, and will form part of the briefing to the appointed course architect (OCCM).*

9. The Bayside Community Nursery noted that the removal of Tea Tree from the course would aid the growth of other indigenous vegetation, such as heath.

Response: *Noted, and will form part of the briefing to the appointed course architect (OCCM).*

10. Is there a proposal to have lights across the course and/or on the driving range?

Response: *There are no plans to floodlight the course or the driving range.*

11. Attendees were asked to assess the land where Lake 2 is proposed, and to comment on any trees that may need to be removed.

Response: *It was noted by attendees that the two trees proposed to be removed as part of the development of Lake 2 have no significant value, and it would be acceptable for these trees to be removed on the balance of the benefit to increase the water supply for the course. Attendees had differing opinions about the large tree on the north side of the proposed lake next to the proposed 15th Tee. Two attendees were of the view that the tree could be removed, as long as replacement trees were River Red Gums. The third attendee was of the view that this tree was significant due to its age and size and should be retained.*

These comments are noted and will form part of the briefing to the appointed course architect (OCCM).

12. Attendees were asked to assess the trees on the fairway of the proposed 4th Hole, and to comment on any trees that may need to be pruned or removed.

Response: *Attendees were of the view that the trees are significant enough to try and keep, due to the species, their ages and size. If some trees had to be lost it would be preferable to retain the Eucalypts as a priority ahead of Melaleucas.*

These comments are noted and will form part of the briefing to the appointed course architect (OCCM).

13. Attendees were asked to assess the trees near the green of the proposed 4th Hole, and to comment on any trees that may need to be pruned or removed.

Response: *Attendees agreed that all of the trees are indigenous and provide significant biodiversity value, and should be retained.*

These comments are noted and will form part of the briefing to the appointed course architect (OCCM).

14. Attendees were interested to view the area proposed to be excised from the golf course to enable an expansion of the Sandringham Family Leisure Centre to occur, to view the existing vegetation.

Response: *Attendees noted that there was no vegetation of significance within the zone on the concept plan being set aside for the expansion of the Leisure Centre.*

15. Attendees were asked to assess the stand of trees in the centre of the proposed driving range, and to comment on any trees that may need to be pruned or removed.

Response: *Attendees expressed no concern about the possible removal of some or all of the trees, however, supported replacement planting of Red River Gums. One attendee suggested that strengthening the tree planting along Cheltenham Road beside the driving range would one location where offset tree planting could occur for any trees that need to be removed.*

This suggestion is noted, and will form part of the briefing to the appointed course architect.

Meeting (incorporated a walk around the golf course)	Bayside Friends of Native Wildlife
Date/ Time	3.30pm, Friday 15 September 2017
Venue	Sandringham Golf Links
Meeting Attendees	President, Bayside Friends of Native Wildlife A former member of the Bayside Friends of Native Wildlife Director, Waypoint Senior Consultant, Waypoint Superintendent, Royal Melbourne Golf Club Horticulturalist, Royal Melbourne Golf Club Director, MEMLA Director, Ogilvy Clayton Cocking Mead

General View about the Project Proposal

The representatives consulted from the Bayside Friends of Native Wildlife expressed no significant concerns about the Project.

Meeting Discussion

1. What is the government's reason for funding this project?

Response: *Sport and Recreation Victoria's interest in the project is to grow participant numbers in golf and to support Golf Victoria's high-performance program by providing appropriate facilities, which will also be available for use by the public.*

2. Will the amount of car parking being provided in the concept plan be sufficient to accommodate any proposed increase in patronage of the course, and when they hold competitions?

Response: *The current number of car parks is adequate to service the current usage of the Sandringham Golf Course. The Project considers an increase in the number of cars and a more efficient car park design, which is expected to adequately cater for the projected increase in use of the course. There are no plans to accommodate professional golf championship events at the course.*

3. The Project Background Information Paper states that one of the environmental benefits of the Project will be 'Provides for the renewal of indigenous vegetation via removal of vines and weeds as well as the renewal and diversification of the native and indigenous flora at the course'. Where is an example of these weedy areas on the course?

Response: *African Boneseed is prevalent in the area where Lake 3 is shown, and Common Dipogon is prevalent adjacent to the 13th Tee.*

4. Attendees were asked to assess the proposed expansion of Lake 1 and the development of Lake 2, and the impact that both proposals might have on the natural habitat.

Response: *This section of the golf course is one of the most significant frog hollows in the City of Bayside. Five species of frogs have been found in the wetland environs of Lake 1, and four of these species are regularly observed/ heard in this Lake. There are also many bird species in the area that rely on the environs of Lake 1. Both of the lake developments are agreeable as long as the construction is well managed so as not to damage the sensitive wetlands area of Lake 1. The concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*

5. Attendees were asked to assess the proposal for the development of Lake 3.

Response: *The existing vegetation within area denoted for the Lake is an important habitat for birds and microbats, and as such would not like to see this vegetation removed. It is noted that attendees suggested that if the large gums within the denoted area were retained then it might be acceptable for the balance of the area to be utilised to develop a lake. It was noted by attendees that the removal of Tea Tree from the course would aid the growth of other indigenous vegetation, such as heath. The comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*

6. Attendees were interested to view the area proposed to be excised from the golf course to enable an expansion of the Sandringham Family Leisure Centre to occur, to assess if the site was a significant wildlife habitat.

Response: *Attendees commented that it was important that the effects of floodlights were minimised with any future development of the Leisure Centre, and suggested that dense planting of vegetation along the boundary separating the Leisure Centre from the golf course would assist in blocking light. The comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*

7. Is there a proposal to have lights across the course and/or on the driving range?

Response: *There are no plans to floodlight the course or the driving range.*

Meeting (incorporated a walk around the golf course)	Beaumaris Conservation Society
Date/ Time	5.00pm, Friday 15 September 2017
Venue	Sandringham Golf Links
Meeting Attendees	Executive Committee, Beaumaris Conservation Society Director, Waypoint Senior Consultant, Waypoint Superintendent, Royal Melbourne Golf Club Horticulturalist, Royal Melbourne Golf Club Director, MEMLA Director, Ogilvy Clayton Cocking Mead

General View about the Project Proposal

The representative consulted from the Beaumaris Conservation Society expressed no significant concerns about the Project.

Meeting Discussion

- Will the old buildings on the Sandringham Golf Course site be demolished to make way for the new building? The community is generally concerned about old buildings being demolished, as they would like to maintain the character of Beaumaris.**

Response: *The proposal is to replace the old buildings with one new building that will consolidate all of the functions of the current buildings into one location.*

[Geoffrey then asked about the building currently being used as the golf pro-shop. After having a closer inspection of the external and internal areas of the building, he noted that there were no redeeming features internally].

- Why is the driving range being developed when there is already a driving range close by?**

Response: *The Sandringham Golf Links Project includes a new driving range to complement the facilities required by Golf Australia, Golf Victoria and the PGA for their high-performance program that will be based at the course. The proposed new driving range will improve the standard of existing practice facilities available at the course for the public. The design, function and associated equipment with the driving range will be different to the existing driving range in Wangarra Road.*

- What is planned regarding vegetation?**

Response: *The Project Team will work in conjunction with the Bayside Community Nursery regarding any proposed new planting. It was explained that the Bayside Community Nursery is supportive of the removal of the non-indigenous plants from the course, as long as offset planting is undertaken to compensate for any trees removed. Any native vegetation removed will be replaced with new plantings on a 3: 1 basis.*

- An attendee was asked to assess the proposal to develop Lake 3. The following items were raised:**

- Will the lake require mechanical pumping to fill?

Response: Yes

- Will the lake be a feature or will it be concealed by vegetation?

Response: *The Lake would have low vegetation around its perimeter.*

- Why does the Council need to develop an additional lake?

Response: *The development of Lake 3 is not part of the Sandringham Golf Links Project, it is a Council initiated project to collect and store water for the purpose to irrigate the sports fields at the nearby Tjilatjirrin Reserve. The development and funding of this project would be the responsibility of Council, or other parties.*

- What is the total area in hectares of the three lakes?

Response: *Approximately 4-5 hectares.*

The attendee commented that generally he was supportive of improving the vegetation rather than replacing vegetation with lakes. The attendee noted that fellow members of the Beaumaris Conservation Society (270 members) may have concerns about removing established vegetation for the purpose of developing a lake to harvest stormwater to irrigate sports fields.

Response: *This concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*

5. What are the proposed major changes to the golf course?

Response: *The major changes are the development of a new driving range and other practice facilities, a new building to consolidate the current four buildings into one, an additional lake, and the shortening and realignment of some of the front nine holes.*

6. What does 'potential handover of golf course land to Council' mean?

Response: *This means that the Sandringham Golf Links Management Group will possibly allow Bayside City Council to utilise the land denoted on the concept plan for the possible expansion of the Sandringham Family Leisure Centre.*

7. If the Council constructs a large building on the piece of land south of the Sandringham Family Leisure Centre it will be a barrier to views into the golf course from the bushland area on the corner of Tulip Street and Reserve Road?

Response: *The development of this land will be a Council decision. This concern is noted and will be forwarded to Council for its consideration.*

8. Is the Sandringham Golf Course on one Title?

Response: *No, it is on several titles.*

Meeting	Community Meeting
Date/ Time	7.00pm, Monday 18 September 2017
Venue	Sandringham Golf Links Café
People Invited	Householders living within 500m of the Sandringham Golf Course General Community
Attendees	31 attendees

General View about the Project Proposal

Opinions were mixed on many elements of the Project proposal.

Meeting Discussion

- Why has the area near the Sandringham Family Leisure Centre been shown as being for potential handover to Council?**
Response: *Council is considering using this area as part of another project to expand the Sandringham Family Leisure Centre. The development of that proposal is not related to the Sandringham Golf Links Project, however, Council has requested that the Project consider any course design changes that will be necessary if the land is required for the expansion of the Leisure Centre.*
- Will Lake 3 be developed at Council's cost?**
Response: *The development and funding of this project would be the responsibility of Council, or other parties. We are not aware of the proposed funding arrangements.*
- If Lake 3 were not included on the course concept plan, then the Front 9 would not need to be as short?**
Response: *This suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*
- Lake 2 is closer to the Tjilatjirrin Reserve than Lake 3. Why not use the water from Lake 2 to irrigate the playing fields?**
Response: *If Lake 3 is developed, your suggestion could become an option to consider.*
- How much of the water in Lake 2 will be used to irrigate The Royal Melbourne Golf Course?**
Response: *No water captured and stored at the Sandringham Golf Course is currently used to irrigate The Royal Melbourne Golf Course, and this is not proposed to change in the future.*
- How will the water in Lake 2 be contained on the northern and western sides of the lake?**
Response: *A similar method of construction and finish is proposed for Lake 2 as was adopted for Lake 1.*
- Will increasing the size of Lake 1 and constructing Lake 2 increase the mosquito population?**
Response: *Unknown at this stage. This concern is noted and will form part of the briefing to the appointed course architect (OCCM)*
- One of the project objectives is to grow participation in golf, however, won't increasing the number of water hazards make the course more difficult for beginners?**
Response: *The concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*
- Will any of the current buildings be retained?**
Response: *Only the maintenance shed will be retained.*
- Is there a heritage listing on any of the buildings?**
Response: *None is identified under the Bayside Planning Scheme.*
- Could an on-course toilet be included in the concept plan?**
Response: *This suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*

12. What length is the proposed course?

Response: *The proposed revised course has not been measured, however, there is a decrease in Par of 1 (from Par 70 to Par 69).*

13. How many Par 3 holes are there on the current course concept plan?

Response: *There are 6 Par 3 Holes on the current course concept plan.*

14. If the Front 9 is shortened and there are more short Par 4 holes, the course will become very crowded and there will not be the ability to increase traffic on the course?

Response: *This suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*

15. Will there be a complete re-turfing of the fairways and the tees?

Response: *The fairways will not be re-seeded as part of the Project, however, the Tees will be improved.*

16. Why does the area need another driving range?

Response: *The Sandringham Golf Links Project includes a new driving range to complement the facilities required by Golf Australia, Golf Victoria and the PGA for their high-performance program that will be based at the course. The proposed new driving range will improve the standard of existing practice facilities available at the course for the public.*

17. The driving range will be in direct competition with The Range Sandringham. What if the driving range at the Sandringham Golf Course fails financially?

Response: *Any financial risks associated with the Project proposal are the responsibility of the Project proponents to manage, not Council.*

18. When does the current lease with the Sandringham Golf Links Management Group expire?

Response: *The current lease commenced in 2013 for 15 years, with an option for a further five years.*

19. Will the course be available for play at all times during the construction period?

Response: *The construction period will be sequenced and designed to cause the least disruption to golfers, as possible. The length of the construction period is not known at this stage.*

20. Project Objective 3 in the Project Background Information Paper is to 'generate additional revenue to support the operations of the Club'. Is this correct?

Response: *This should read 'Generate additional revenue to support the operations of the Sandringham Golf Links Management Group'.*

21. What is the office space in the new building for?

Response: *The office space will be for Golf Victoria and the Sandringham Golf Links Management Group.*

22. Will the new course allow public/ pedestrian access?

Response: *Access to the course for the public will be as it is currently.*

23. What has Council done to ensure that this proposal is not for the sole benefit The Royal Melbourne Golf Club, eg. improved driving range for use during tournaments, providing an elite golf academy, having Golf Victoria close by, etc.?

Response: *The Royal Melbourne Golf Club's aims are aligned to Golf Victoria's regarding its motivation to grow the game of golf. All of the improvements and new facilities incorporated in the Project proposal will generally be accessible to the public, except the offices for Golf Victoria and the Sandringham Golf Links Management Group. Golf Victoria's offices are already close by.*

24. It has been suggested that the proposal is an initiative of the Sandringham Golf Links Management Group to mainly benefit The Royal Melbourne Golf Club. There has been a reduction in players at the Sandringham Golf Course since 2009, due to the increase in green fees. Where is the guarantee that after this development, the costs will not increase further?

Response: *The Project is fully funded by the State Government and the Project proponents. Council is not contributing any funds for course improvements or the building. Any increase in the cost of a round of a round of golf is not linked to this Project.*

25. In changing the course to suit all types of golfers, the risk is that the course will end up suiting no one and it will not be a popular course anymore. The course design needs to be re-thought.
Response: *This comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*
26. This Project proposal benefits various parties, however, it needs to make sure that course users and residents also get benefit from the development. The course needs to be improved, not just a case of moving holes around in order to include a driving range.
Response: *This comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*
27. This is a very prestigious area for Australian golf and with improvements to the course, Sandringham Golf Course could become one of the great public golf courses in the world. All of the holes can be improved with good planning, and players should not be concerned about short Par 4 Holes. With good planning Par 4 Holes can provide some of the great challenges in golf.
Response: *This comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*
28. Will school buses have access into the car park?
Response: *This query is noted.*
29. Is the Sandringham Golf Course Crown land?
Response: *No, the land is Council-owned.*
30. The project will have some impact on nearby residents due to increased traffic, especially heavy vehicles during the construction period, and similar vehicles during tournaments held at The Royal Melbourne Golf Club. Heavy vehicles need to be directed to approach the course from Reserve Road, so as to keep away from residents and the nearby Black Rock Primary School.
Response: *This comment is noted.*
31. There was concern raised about the Front 9 being shortened, however, it was thought that it might be alright if it is developed to be sufficiently challenging.
Response: *The concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*
32. There have been issues with car parking and pedestrian safety around the Sandringham Family Leisure Centre, and it is heartening to see Council planning for a new stadium and improved car parking.
Response: *This comment is noted.*
33. When will the project be completed?
Response: *A report on the Project proposal was considered by Council at its July 2017 Council Meeting. A resolution from that Meeting was that the Project proponents are to consult with all identified stakeholders. The outcomes from the stakeholder engagement are scheduled to be reported to a future Council Meeting, after which clearer direction about the timing of the Project will be possible.*
34. The course will lose players during the construction period because people want to play 18 holes?
Response: *The construction period will be sequenced and designed to cause the least disruption to golfers, as possible.*
35. What form does the driving range building take?
Response: *The driving range will be single storey with a combination of synthetic tees and grass tees. The number of bays has not been determined yet, and the driving range will not be floodlit, so there will be no provision for night usage.*
36. Has there been any feedback sought from younger people?
Response: *The direct consultation on the Project proposal has to this point only involved the groups and individuals identified by Council. Indirectly, game development staff at Golf Victoria have consulted young people.*
This comment is noted and further feedback will be sought from younger people.
37. If you are teeing off on the 9th Tee, will you be safe from errant balls from the driving range?
Response: *This concern is noted, and will form part of the briefing to the appointed course architect (OCCM).*

38. One of the project benefits listed in the Project Background Information Paper is 'enables improved programming of Sandringham Golf Links'. What does this mean?

Response: *This means that children from schools will be able to be programmed in to play the course.*

39. Will there be a request from Sandringham Golf Links Management for an extension to their lease as part of this development?

Response: *No.*

40. What is happening to the pro-shop?

Response: *A pro-shop will be incorporated into the proposed new building.*

41. Will meeting rooms be included in the new building for golf clubs and groups based at Sandringham Golf Course?

Response: *Yes.*

Meeting	Community Meeting
Date/ Time	7.00pm, Tuesday 19 September 2017
Venue	Sandringham Golf Links Café
People Invited	Householders living within 500m of the Sandringham Golf Course General Community
Meeting Attendees	22 attendees

General View about the Project Proposal

Opinions were mixed on many elements of the Project proposal.

Meeting Discussion

1. What has the course yardage been reduced to?

Response: *The proposed revised course has not been measured, however, has a decrease in Par of 1 (from Par 70 to Par 69).*

2. What is the process involved with the Project?

Response: *A report on the Project proposal was considered by Council at its July 2017 Council Meeting. A resolution from that Meeting was that the Project proponents are to consult with all identified stakeholders. The outcomes from the stakeholder engagement are scheduled to be reported to a future Council Meeting, after which clearer direction about the timing of the Project will be possible.*

3. Who came up with the idea for this project?

Response: *It is a project developed by Golf Australia, Golf Victoria and the PGA.*

4. Where can information about 'Growing the Game' be found?

Response: *On Golf Victoria's and Golf Australia's websites.*

5. Did the project to develop Sandringham Golf Course start after Golf Victoria failed to get the Elsternwick Golf Course proposal approved by Council?

Response: *Elsternwick Golf Course was considered as a site, however, once Council rejected that proposal the Project proponents canvassed other golf courses and partners.*

6. Will there be any changes to Cheltenham Road?

Response: *At this stage there are no planned changes to Cheltenham Road.*

7. Why was this course chosen for the project?

Response: *Sandringham Golf Course has many attributes for the Project proposal: it is a public course, meaning a substantial portion of the Project benefits can be enjoyed by the public, the course is located in the iconic Melbourne Sandbelt, and the current condition of the course is already of a high standard.*

8. Why has there been no consultation with players who play the course regularly? It seems that there has been a lot of secrecy around the Project given the planning is already well advanced, although many regular players of the course do not know about it?

Response: *The project is not well advanced in planning, the Project has been developed to concept stage only to enable a presentation to be made to Council, and now to bring the Project concept to identified stakeholders.*

The comment regarding the lack of consultation with regular players of the course is noted.

9. Concerns were raised that the Project is just a way to make the Sandringham Golf Course an adjunct to The Royal Melbourne Golf Club?

Response: *Council owns the course, and Council receives a significant lease fee from the course. Council has given no indication that it will change the use of or the public's access to the golf course.*

- 10. A concern was raised that the Sandringham Golf Course would not be a public course in five years time?**
Response: *Council owns the course, and Council receives a significant lease fee from the course. Council has given no indication that it will change the use of or the public's access to the golf course.*
- 11. What are the lease arrangements for the course?**
Response: *The current lease commenced in 2013 for 15 years, with an option for a further five years.*
- 12. A concern was raised regarding recent changes to the service provided at the Sandringham Golf Course café. The question was asked whether there was a hidden agenda in the perceived reduction of service?**
Response: *Any decision regarding café operating hours is an operational decision based on levels of patronage and sales.
This comment is noted, and will form part of the briefing to the appointed building architect (City Collective).*
- 13. Why were the owners of The Range Sandringham not informed of the proposal?**
Response: *A representative from Golf Victoria and from Waypoint have made contact with the lease holders of The Range Sandringham.*
- 14. Why was Golf Victoria not mentioned as a group that would benefit from the project in the Project Background Information Paper?**
Response: *The Project proponents are listed in the first sentence of the Project Overview section on page 2, including Golf Victoria.*
- 15. The proposed layout will ruin the course for regular golfers who want to play 18 holes.**
Response: *This comment is noted, and will form part of the briefing to the appointed course architect (OCCM).*
- 16. What will be the benefit of the project to City of Bayside residents?**
Response: *New and improved public golf facilities, and a range of other benefits are listed in the Project Background Information Paper.*
- 17. Nearby tenants listed in the Project Background Information Paper should include the Cheltenham Golf Club and the Black Rock Sports Club.**
Response: *These two clubs were not identified by Council to be included in the list of stakeholders to be consulted.*
- 18. How many Par 3 Holes are shown on the current course concept plan?**
Response: *There are 6 Par 3 Holes on the current course concept plan.*
- 19. Does Golf Victoria need a double driving range?**
Response: *The Project is only providing one driving range. There are some risks that will need to be managed and the necessary safety factors met to enable Golf Victoria and Golf Australia to undertake their high-performance programs, whilst providing facilities for members of the public.*
- 20. It was commented that the maintenance of the course had improved significantly since Sandringham Golf Links Management had taken over the lease of Sandringham Golf Course.**
Response: *Noted.*
- 21. What impact will this development proposal have on the cost of a round of golf at the course following construction?**
Response: *The Project is fully funded by the State Government and the Project proponents. Council is not contributing any funds for course improvements or the building. Any increase in the cost of a round of a round of golf is not linked to this Project.*
- 22. The Project Background Information Paper lists one of the objectives of the Project to grow participation in the sport and usage of golf courses, however, how does programming in short game players affect the availability of the course for 18 hole players?**
Response: *The comment is noted and will be worked through with the course managers.*
- 23. Where will additional plantings occur on the course?**
Response: *This will be outlined in the detailed plans submitted as part of the formal Planning Application to Council, and will be determined in consultation with the Bayside Community Nursery.*

24. Is there any research that suggests that you can grow the game of golf by having more Par 3 Holes compared to what currently exists?

Response: *In 2015, the Industry Council commissioned an Australia-wide golf research project ('Golf Landscape Research, 2015') with the objective to better understand and engage current and potential participants in order to grow participation. The findings showed that amongst the total group, and putting cost aside, the key elements to generate increased play were based around fun and social options, followed by options to play a short game, connection with the people that rounds were played with, and a clear pathway for learning and development.*

The Golf Australia Participation Plan 2013-2016 quotes Golf's 2020 Vision: The HSBC Report 2012 predicted that golf in 2020 will have more six and nine hole formats, and other short forms, complementing the 18 hole tradition round.

The short course options will enable golf to cater for an ageing, time poor and diverse population (Future of Australian Sport, CSIRO).

25. How long will the construction period be and will the course still be playable during this time?

Response: *The construction period will be sequenced and designed to cause the least disruption to golfers, as possible. The length of the construction period is not known at this stage.*

26. What are the current usage levels of school children playing the course?

Response: *This data is not currently available.*

27. Why did Council reject the Golf Victoria proposal at Elsternwick Golf Course?

Response: *Council rejected the proposal on a number of grounds. Further information can be found on Council's website*

28. Could a course toilet be included on the plan?

Response: *This suggestion is noted, and will form part of the briefing to the appointed course architect (OCCM).*

29. What happens if the course architects make a lot of changes to the course and the costs blow out?

Response: *That will be the challenge for the Project Team, there is a finite budget for the project.*

30. How many public golf courses have two driving ranges?

Response: *The Project is only providing one driving range. There are some risks that will need to be managed and the necessary safety factors met.*

31. Is there a required minimum or maximum width for the driving range?

Response: *No, there are some risks that will need to be managed and the necessary safety factors met.*

32. Is the extra car parking required for the driving range and Golf Victoria staff?

Response: *There will be some additional car parking required to accommodate the additional services that the Project will bring to the course.*

33. Will the driving range bays be undercover?

Response: *This comment is noted and will be included in the briefing to the appointed building architect (City Collective).*

34. What will be housed in the new building?

Response: *The proposed building will be limited to two storeys, with the ground floor accommodating the high performance equipment and spaces, change rooms and amenities, a pro-shop and a café. The second floor will largely accommodate the administration areas for Golf Victoria.*

35. How much money is the State Government putting in for the Project and what is the total cost of the Project?

Response: *The total cost of the Project is \$12.7M. The State Government is contributing \$10M towards the project, and other parties will fund the balance of the cost. Council is not providing any funding for the project, at this stage.*

36. Is this project separate to the work that is happening at the Brighton Golf Course?

Response: *Yes.*

37. What was the sample size of the research undertaken by Council for the '2012 Strategic Report for Golf'?

Response: 766 golfers (410 from Sandringham, 356 from three other Bayside Council courses)

38. What will be the consultation process for residents from this point forwards?

Response: Council will determine this.

39. If Lake 3 were not included on the plan, then the Front 9 would not need to be as short?

Response: The suggestion will be noted and will form part of the briefing to the appointed course architect (OCCM).

Meeting	Victoria Golf Club
Date/ Time	10.30am, Wednesday 20 September 2017
Venue	Victoria Golf Club
People Invited	General Manager, Victoria Golf Club

General View about the Project Proposal

Victoria Golf Club has no objections to the Project.

Meeting Discussion

The General Manager was updated on the status of the Project, and confirmed that he and the Club Board would consider the Project Background Information Paper and course plan, and make future contact regarding any further questions or comments.

In a subsequent email dated 27 September 2017, the GM noted that Victoria Golf Club is happy to support the Project.

Meeting	Victorian Golf League
Date	Wednesday 20 September 2017
Venue	Telephone conversation
People	Executive Manager, Victorian Golf League

General View about the Project Proposal

The Victorian Golf League has no objections to the Project.

Meeting Discussion

The Executive Manager was provided with a verbal brief on the Project on the 12 September 2017, and was emailed the Project Background Information Paper immediately following the telephone conversation. The Executive Manager indicated that he would present the Project details in a report to the Victorian Golf League Board at its meeting on 19 September 2017.

The Executive Manager made telephone contact on 20 September 2017 following the Board meeting to provide the Board's feedback on the Project proposal:

1. The VGL is concerned that the League's affiliate clubs that are based at the Sandringham Golf Course are not denied access to the course during construction.
2. The VGL fully supports its affiliate clubs advocating for the inclusion of clubroom space in the proposed new building.
3. The VGL prefers that any construction works to the course avoids the period from late February to mid-May, as this is the VGL pennant golf competition period.

Consultation	Golf Victoria Website Project Page Feedback Form
Date	November – December 2017
Online Survey	10 people provided comments

General View about the Project Proposal

There were 10 comments received on the Golf Victoria website. Of those 10 comments, five were supportive of the Project, although one included concerns regarding the potential of increased traffic on local roads. Two were not supportive of the project (see 2 and 7 below) and three comments included general enquiries/ comments about the Project (see 1, 6 and 10 below).

Comments

1. I am keen to see the golf course concept plan.
2. The project will be a disadvantage to current players.
3. I am a regular user of Sandringham Golf Course, so I am interested and generally supportive of many of the proposals in the project plan.

I am also a nearby resident, living in the residential section of Cheltenham Road. I have serious concerns regarding the traffic which will be generated by this proposal both in the construction stage and when the comprehensive, highly utilised course and facilities are completed.

Local residents have had problems with traffic before.

Personally, I have had problems with heavy vehicles using the residential end of Cheltenham Road to access and exit RMGC, particularly during tournaments and construction projects.

One over height truck carrying a portable office drove down Cheltenham Road on the wrong side attempting to avoid overhead cables but succeeded in ripping numerous branches off nature strip trees.

Another truck on its way to RMGC drove over the road sign at Bluff Road, over the nature strip, and hooked its rear bumper bar on the bracing cable of a large power pole, almost bringing down the pole and power cables.

These problems could have been avoided by directing traffic to the Reserve Road end of Cheltenham Road where there are no overhead cables, no houses, and easy access to Nepean Highway via Park Road and Bay Road. I wrote to the CEO of RMGC requesting that heavy vehicles accessing the club be directed to use Reserve Road and despite not receiving a reply, the situation has improved considerably.

Consider my surprise when I read in the project proposal 'Impact on surrounding residential areas: *The proposal is not expected to have a direct impact on nearby residents.*'

What traffic counts have been or will be done and how will local residents be protected from the considerable impact this development will inevitably have on the local area?

4. We think the proposal will be fantastic for the bayside area and thoroughly support it. We especially like the driving range and golf training facilities. We really hope this goes ahead.
5. Thank you for the opportunity to comment.

I am a member of Sandringham Golf Club (302242015) and use the course regularly. Sandringham is widely recognised as one of the best public courses in the Melbourne metropolitan area and is currently well managed. There has been a number of noticeable improvements to the course since the current management commenced.

A development of the course and facilities is most welcome. One hopes that such a development will not ultimately result in significantly higher fees to play the course. The current fee structure no doubt attracts many players, members and other occasional players alike, who either can't afford or do not wish to pay the much high fees and levies charged by Private Clubs in the area.

Re the development I have 3 comments:

- I assume that a qualified course designer will be employed by the developers to redesign and/or modify the course.
- I would like to see more tea tree and undergrowth cleared from the back 9. This would make this part of the course more suitable for amateurs and social players and I would expect increase the general speed of play.

I hope that the new/ redeveloped building will have a general purpose lounge or similar area that can be used as club meetings, after game refreshments, general after play gatherings, etc. A covered outdoor area adjoining this enclosed area would suit our climate and lifestyle.

6. Unfortunately, I missed the last two workshops, will you be holding more? I would love to come along and be involved, I am currently working on several Sandbelt golf courses redeveloping their vegetation areas.

If you would like to discuss further or if you will be holding more sessions please don't hesitate to contact me.

7. This proposal should not proceed as it will degrade a Council owned course for the benefit of elite golfers at Golf Victoria and Royal Melbourne Golf Club (current lease holders). Sandringham, in its current form, is ranked in the top 100 public golf courses. The new layout shortens this course seemly to provide a permanent very-long driving range to be used during professional tournaments, and potentially to provide additional revenue. Analysis shows that the average amateur golfer (<https://blog.trackmangolf.com>) hits a drive 206m - as such there is no benefit to the public in a 350m driving range. The idea that adding more par 3 holes will speed play is disingenuous, the longest holds-up currently experienced are at the par 3 holes, as the groups must wait for the preceding players to clear the green. This proposal is not for the benefit of the Bayside public.
8. As a 34 year old golfer with a not so great handicap of 23 that is slowly improving, the proposed works at my humble golf club sound fantastic! The improved facilities sound nothing short of brilliant for everyone concerned. Huge thanks to the teams at SGC & GV for all your hard work in putting this together!
9. Appears to be a worthwhile concept.
10. Living within 200 metres of the north fence boundary I am surprised we were not informed. Could you please email me more details of the proposed changes

Appendix 2

Meeting Notes from all stakeholder engagement during Consultation Phase 2

Meeting	Golf Clubs/ Groups that are regular users of the Sandringham Golf Course
Date/ Time	5.30pm, Tuesday 12 December 2017
Venue	Sandringham Golf Links Café
Groups Invited	East Bentleigh YWCA Golf Club Japanese Golf Association Mawarra YWCA Golf Club Mentone Golf Club Sandringham Ladies Golf Associates Sandringham Golf Club
Meeting Attendees	President, East Bentleigh YWCA Golf Club Executive Committee, East Bentleigh YWCA Golf Club Executive Member, Japanese Golf Association Secretary, Mawarra YWCA Golf Club Executive Committee, Mawarra YWCA Golf Club Executive Committee, Mentone Golf Club Executive Committee, Mentone Golf Club Executive Committee, Sandringham Ladies Golf Associates Executive Committee, Sandringham Ladies Golf Associates Executive Committee, Sandringham Ladies Golf Associates President, Sandringham Golf Club Executive Committee, Sandringham Golf Club Executive Committee, Sandringham Golf Club Manager Commercial Services, City of Bayside
Meeting Purpose	To receive feedback on two revised course layout plans. The plans were distributed to the six golf clubs prior to the meeting

General View about the Revised Course Layout Plans

There was a preference for Option B, due to it being an 18 hole course. There was concern about how Option A would work regarding scheduling, with the repeat of 3 holes. The women's golf clubs are in favour of Option B, as long as it is rated according to their requirements.

The clubs noted that they would like the inclusion of trophy cabinets in the building design, and wall space to hang honour boards.

There was support for the preparation of an Information Sheet that explained the two revised course layout options that could then be distributed to club members by the respective Executive Committees from each club (*this was actioned*).

Meeting Discussion

The course architect updated club representatives on the revised course layout plans and a general description of the planting changes. He explained that a heathland environment is a very important aspect of the Sandbelt golf courses and that an important part of this project is to restore the heath to the Sandringham golf course. The course architect explained that 'good' courses should be challenging and make players think about what they are doing, and that a long course does not necessarily mean a 'good' course. Shorter holes can be built to be interesting and strategic, which can suit both the elite golfer and the beginner golfer.

1. How will Option A work regarding scheduling and the replaying of 3 holes?

Response: *It will work with more structured tee times to deal with the repeat holes. There will be a block of tee times for 18 hole players, followed by a block of tee times for 9 hole players.*

2. Would the women's course need to be the same par as the men's course?

Response: *No, rating for different courses is possible. The Project Team will request Golf Victoria rate the course from the men's and women's tees, and rate the course for the women from the men's tees.*

3. What is the section on the plan marked 'Himalayas'?

Response: *This is an undulating practice putting green comprising of 18 holes.*

4. How much time each week will the public have access to the high performance area?

Response: *Squads would be using the high performance area for up to 20 hours per week, which are usually at less busy times. Outside of these hours it would be available for public use.*

5. How will the course management manage the large distance between the Pro-shop and the 1st and the 10th tees in Option B, and the 10th tee in Option A?

Response: *The course management would allocate a marshal to that area of the course at busy times.*

6. Option B involves a greater amount of reconstruction of holes, therefore will probably be a more expensive option to develop. Will the cost of each plan be factor in determining which plan is chosen?

Response: *No.*

7. What will ultimately determine which plan is chosen, and will cost override preference in the decision?

Response: *The feedback received during the second round consultation phase will largely determine which plan is recommended.*

8. How will the construction be managed, and what will be the disruption to the course during that time?

Response: *The availability of the course to the public to play golf during construction will be determined at a later date, however, it is the intention of the project team that the course will remain open in some form for golf to be played. Sandringham Golf Links Management want the least amount of disruption as possible. Once a timeline and project plan are confirmed, the project team will work with golfers to minimise disruption for golfers.*

9. Could this golf course be joined with Royal Melbourne Golf Club (RMGC) to make an even larger course?

Response: *Sandringham Golf Links is a Council owned course and Council is committed to it remaining a public golf course. Council will continue to have input into setting course fees, and access to the course and the driving range. A condition of the State Government funding for the project is that the improvements remain accessible to the public.*

10. In the past during large tournaments at RMGC when some sections of the Sandringham Golf Links have been required for tournament players to warm-up, the RMGC has allowed Sandringham players to access two holes on the RMGC west course. Would this arrangement be possible during the construction period?

Response: *This will be an option for the project team to consider in consultation with the RMGC.*

11. Will the new clubroom building include areas where the tenant golf clubs can display trophies and honour boards, and retain storage space?

Response: *The building plans are currently still conceptual, however, there has been space set aside for club storage cupboards and there will be space for honour boards to be displayed. At this stage there is no allowance for trophy cabinets. There is a large meeting room with a kitchenette, which will be available for clubs to utilise. The new building will provide new amenities and change rooms.*

12. What will happen to the existing Pro-shop?

Response: *All current buildings will be demolished. The Pro-shop and the café may be combined into one general area.*

13. Will the budget be enough to build 18 'good' holes?

Response: *Neither of the course concepts require a total of 18 new holes to be built, as components of most existing holes will remain in some form. The component of the budget for course construction is being developed in conjunction with the course architect and course construction/ maintenance experts.*

Meeting (incorporated a walk around the golf course)	Bayside Community Nursery Bayside Friends of Native Wildlife
Date/ Time	Meeting 1: 11.00am, Wednesday 13 December 2017 Meeting 2: 11.30am, Thursday 14 December 2017
Venue	Sandringham Golf Course
Meeting Attendees	<u>Meeting 1</u> Support Officer, Bayside Community Nursery Executive Committee, Bayside Community Nursery Executive Committee, Bayside Community Nursery President, Bayside Friends of Native Wildlife Director, Waypoint Senior Consultant, Waypoint Director, MEMLA Director, Ogilvy Clayton Cocking Mead Manager, Sandringham Golf Links Management Parks Management Officer, City of Bayside Manager Commercial Services, City of Bayside Projects Coordinator, City of Bayside <u>Meeting 2</u> A former member of the Bayside Friends of Native Wildlife Senior Consultant, Waypoint Director, Ogilvy Clayton Cocking Mead Projects Coordinator, City of Bayside Manager, Sandringham Golf Links Management
Meeting Purpose	To receive feedback on two revised course layout plans. The plans were distributed to the environmental groups prior to the meeting.

General View about the Revised Course Layout Plans

The Bayside Community Nursery representatives expressed no significant concerns about either of the revised plans.

The representatives from the Bayside Friends of Wildlife expressed concerns about Option B in the area relating to the 15th green and fairway, and the 13th and 16th tees. They were not in favour of the redevelopment of this area of the course due to it being a very important bird and frog habitat.

Bayside Friends of Wildlife representatives would also prefer the proposed heathland plantings be replaced with grassy woodland planting (including trees) in the northeast, however expert advice should be sought. They would like to ensure that the removal of habitat is undertaken in stages, and would like to have input into the development of the heathland areas, and also be kept informed of the timeline of the project so that seed stock can be prepared.

Meeting Discussion

- Attendees commented that it was important to maintain a buffer zone between the River Red Gums and the edge of the lakes.**

Response: *Noted*

2. Questions were asked regarding the orange areas on the plans.

Response: *The orange areas are new heathland areas that are proposed to be developed in conjunction with Bayside Community Nursery. Bayside Community Nursery would like to have input into the development of any new heathland areas. The staff at RMGC will also have input into the development of heathland areas and any future burns. There was general agreement that the development of the heathland areas would be a favourable development for the course, however, the Bayside Friends of Wildlife would prefer the proposed heathland plantings be replaced with grassy woodland planting (including trees) in the north-east, however expert advice should be sought.*

3. The Bayside Friends of Native Wildlife will need access into the area during the construction period. They currently use a gate on the Tulip Street boundary. During construction it may be better to access via the gate near the end of Fern Street. Could this be arranged?

Response: *All access into the course during construction will be subject to an overall traffic and pedestrian plan to ensure safety, however, the request for access is noted.*

4. Attendees were asked to assess the area planned for the 15th green and 13th and 16th tee outlined in Option B, and comment on any trees or undergrowth that would need to be removed, and the impact on the natural habitat.

Response: *Attendees were disappointed to see the current degraded and cleared state of this area. There is a lot of habitat in this area that would be lost, however, the area is not quality growth or indigenous. The development of this area as proposed in Option B is not supported by The Bayside Friends of Native Wildlife due to this area being an excellent habitat for birds. As many canopy trees need to be maintained as possible. If too much canopy is lost all at once then this could be an issue for wildlife, as they would leave and look for habitat elsewhere.*

5. It was suggested that a good option would be to cut and burn everything first, prior to the new planting, and see what happens with the re-growth. There may be some unexpected re-growth. Once the re-growth is known the planting can then happen to supplement what is there.

Response: *This suggested strategy was generally well received.*

6. How will the construction stages be managed, as losing too much habitat all at once would be detrimental to the wildlife?

Response: *The project team will work with the Bayside Friends of Native Wildlife and the Bayside Community Nursery to minimise construction impacts and habitat redevelopment.*

7. It was suggested that it would be worthwhile to maintain some of the fallen timber for wildlife habitat and use some of the fallen timber in the wetlands to provide roosts for water birds.

Response: *Noted, and will be considered by the course architect (OCCM) during design development of the approved course concept layout plan.*

8. Attendees were asked to assess the area planned for the 15th fairway in Option B, and comment on the trees that would need to be removed and the impact on the natural habitat.

Response: *There would be a loss of a large gum (near the yellow marker on the course). This was acceptable as it was noted that any trees lost would be replaced with three replacement trees of locally indigenous species. The Bayside Friends of Native Wildlife commented that the loss of the understory habitat would be regrettable.*

9. Attendees were asked to assess the area planned for the 1st fairway in Options A & B, and comment on the trees that would need to be removed and the impact on the natural habitat.

Response: *No issues with the loss of these trees. It was noted that two large trees, including one River Red Gum, would be retained behind the planned 3rd green (Option B).*

10. It was suggested that to offset the loss of trees between the current 1st and 9th fairways that the planting along the fenceline could be strengthened with improved canopy and understory. It was commented that the more canopy achieved on the course the better for the wildlife.

Response: *Noted, and will be considered by the course architect (OCCM) during design development of the approved course concept layout plan.*

11. Would the conifers be removed along the Cheltenham Road boundary?

Response: *The conifers would not be removed initially, as they are an excellent tree for stopping stray balls.*

12. The groups would appreciate obtaining copies of the plans for the lakes, when available, ie. water depth etc., so that they can monitor that the River Red Gums and the plantings are being protected.

Response: *Noted.*

13. The Bayside Community Nursey will need advanced notice of plants required in order to have them in stock. There is a need to keep them informed of dates once planning approval has been obtained.

Response: *Noted.*

14. What is the section on the plan marked 'Himalayas'?

Response: *This is an undulating practice putting green incorporating 18 holes.*

15. Is it confirmed that the section of land south of the Sandringham Family Leisure Centre is set aside for future use by Council?

Response: *Yes, both Option A and Option B show the area near the Sandringham Family Leisure Centre set aside for future Council use. Council is considering using this area as part of another project to expand the Sandringham Family Leisure Centre. The development of that proposal is not related to the Sandringham Golf Links Project, however, Council has requested that the Project consider any course design changes that will be necessary if the land is required for the expansion of the Leisure Centre.*

Prior to the meeting on Thursday 14 December 2017, a member of the Bayside Friends of Native Wildlife sent an email with the following thoughts regarding the project. The content of the email is recorded below.

- The welcomed proposed heathland plantings would preferably be replaced with grassy woodland planting (including trees) in the northeast (along the drainage/River Red Gum line) but expert advice would be good.
- Also, it would be essential to plan the plantings well ahead so that the Bayside Community Nursery could provide enough plants. Alternatives might be to propagate from the Royal Melbourne Golf Club, or use fire.
- Both concept plans exclude land beside the Council's Recreation Centre in Tulip St, so it will be up to us to discuss vegetation there with Council.
- I would like to know the rationale for Option B as it intrudes hugely into what my records demonstrate is by far the best area for small and uncommet birds in the western half (and very likely all) of the golf course. It also understates the intrusion because, in addition to the new 15th green and tees for the 13th and 16th, there would have to be a path from the 12th green to the 13th tee.

Subsequent to the meetings on Wednesday 13 December, representatives from both the Bayside Community Nursery and the Bayside Friends of Native Wildlife sent emails with some follow up thoughts regarding the project. The content of these emails is recorded below.

Email received on Thursday 14 December 2017 from a representative of the Bayside Friends of Native Wildlife.

A member of the community asked if there would be public access to view the 'potential' wetland in the far northwest corner of the course. I think she had in mind an opportunity to view water and water birds, and perhaps frogs as well.

Email received on Thursday 21 December 2017 from a representative of the Bayside Friends of Native Wildlife.

Three for One Habitat Replacement:

The canopy trees of the golf course are its glory, as global temperature regulation, for human protection from extreme sun and heat, and for the understorey health which gives habitat and food for wildlife species which Bayside is renowned.

We would not like to see more than minimal reduction at most of canopy trees, and where replacement occurs, it is imperative that like is replaced by like, eg. canopy tree with 3 canopy trees. To replace a canopy tree with grasses or heathland shrubs will push many of the birds and mammals from this important wildlife site.

It is also imperative that the new plantings are supported on an ongoing basis until maturity of the various species and for shrubs or canopy trees to at least 20 years. Anything less will result in a lesser habitat area than what is there as at December 2017.

Heathland infill will enhance the golf course for players and floral species, but will not replace homes and food sources for the microbats, possums or larger and many smaller birds that require the insect population, pollen and nectar as food, provided by large mature trees.

We have, for the third time only this month, recorded Perons tree frog at the wetland and one of only two groups of approximately 5 bronzewing pigeons are supported by the wattles and grasses for food and canopy cover for protection and breeding.

Plan B:

At fairway 16-17 there is no path on the plan to get to tee 17 which may include more tree/bush removal.

The tee for 13 appears not to be from next to the end of fairway 12 but through a tree line which will lose at least 2 eucalyptus but when looking at the map and how golfers would use it, suggests more mature trees of high wildlife quality would be removed due to lack of sight for golfers. This would not be good.

The area at the tee-off for 16 and 13 is the only area in the northwest area of the course where possums occur, and large numbers of waterbirds roost. It is a high value small bird area and microbat area. This is a most unfavourable compromise.

Plan A:

Is preferred with little interference of high priority wildlife habitat and with little compromise to mature habitat. It compromises a full 18 hole course, but that is fully due to Council insisting on taking the northeast portion of the 18 hole golf course.

The dam at the northwest corner to the north of the wetland needs to be on the north side of the drinking tap and at least 10m from the wetland outer tree canopy and/or at least 1m new dam vegetation edging. Basically, the other suggested dam would make less ingress on wildlife and habitat and may be better made to a greater depth. There is also a green patch on your map to the north of the 7th hole. If the 7th hole was made longer and narrower, a smaller dam could be slotted in there. I understand cost and economics pushes for less and larger dams, hence preference would be for the suggestion of the northern dam slightly to the east with less important canopy as discussed on site with yourselves and the nursery group.

In conclusion, the inappropriate excision of golf course land at the northeast corner is now putting pressure on the environmental aspects of an altered golf course plan which FoNW Inc. do not agree with. Plan A has less intrusion on wildlife and the mature canopy. Native trees in the eastern section can be replaced over time and heathland material introduced, plus clearing up of the scrubby bush to the east of the existing dam with less intrusion on the golfing community and the environment of indigenous flora and fauna that exists there now.

The intrusions that would occur should Plan B be chosen would be significant, long term with loss of wildlife which is already using the golf course as a refuge from urban infill.

Thanking you for the opportunity to comment.

Representative of the Bayside Friends of Native Wildlife

Meeting (incorporated a walk around the golf course)	Beaumaris Conservation Society
Date/ Time	10.00am, Thursday 14 December 2017
Venue	Sandringham Golf Course
Meeting Attendees	Executive Committee, Beaumaris Conservation Society Executive Committee, Beaumaris Conservation Society Director, Waypoint Senior Consultant, Waypoint Director, Ogilvy Clayton Cocking Mead Projects Coordinator, City of Bayside Manager, Sandringham Golf Links Management
Meeting Purpose	To receive feedback on two revised course layout plans. The plans were distributed to the Beaumaris Conservation Society prior to the meeting.

General View about the Revised Course Layout Plans

The representatives from the Beaumaris Conservation Society expressed no significant concerns about either of the revised plans.

Meeting Discussion

1. An attendee asked to look through the Pro-shop building.

Response: Attendees looked inside the building and commented that the building was not very impressive inside.

2. How many Mahogany Gums would be removed?

Response: The numbers of Mahogany Gums to be removed was not known. There will be an ecological study, an arborist report, and a tree offset plan prepared as part of the design development of the preferred course layout plan. If a tree is removed it will be offset with three new replacement trees.

3. An attendee commented that if the Tee Tree was removed all at once then this might alarm people. It may be better to remove it in stages.

Response: Noted, and will be considered when planning the construction phases.

4. Attendees were asked to assess the area planned for the 15th green and 13th and 16th tee outlined in Option B, and comment on the planned changes to this area.

Response: Attendees acknowledged that this area is generally in poor condition and would benefit from being developed in accordance with the course layout plans, as long as the mature trees remain. Attendees acknowledged that there needs to be some flexibility in order to achieve the project.

5. Attendees were asked to assess the area planned for the 1st fairway outlined in Options A & B, and comment on the planned changes to this area.

Response: Attendees did not express any objection to the removal of the pine trees and other select trees, as long as the trees are replaced with new indigenous plantings.

6. What size trees will be replanted?

Response: The Bayside Community Nursey has indicated that they would provide seed stock for the re-planting, as these will provide stronger trees in the long term. This was agreed with, however, it was emphasised that the seedlings would require care and a lot of water in order to become well established.

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7. **Attendees were asked to comment on the areas marked in orange on the plans, which are the proposed new heathland areas.**

Response: *The heathland areas will be a welcome addition to the course.*

8. **An attendee pointed out the telecommunications tower near the corner of Bay Road and Reserve Road, and enquired whether some tall eucalypts could be incorporated into the plans to screen the tower from view from the golf course.**

Response: *Noted, and will be considered by the course architect (OCCM) during design development of the approved course concept layout plan.*

9. **It was suggested that it would be ideal to try and eradicate the kikuyu grass from the fairways, as heath is vulnerable to infestation of kikuyu grass.**

Response: *Noted, and will be considered by the course architect (OCCM) during design development of the approved course concept layout plan, however, it was noted that eradicating kikuyu grass completely would be challenging.*