



Community consultation

Phase 2 summary report

“Your Future Rosedale”

Proposed Rosedale Golf Course Redevelopment
The “Ideas Plan” – October 2024



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A MESSAGE FROM THE CLUB PRESIDENT

The past years have been a difficult time for the Club. As many of you will know, our current finances are insufficient to meet the Club's needs. When combined with increasing business costs, this leads to the clear conclusion that the Club 'as is' is not viable in the long term at the current Aspendale site. The cost of improving the golf course to incorporate contemporary design standards and facilities is also beyond the Club's reach.

The Club has no choice other than seeking to exit, selling its land and using the money to seek a new golf facility opportunity for its members. On 23 December 2018, by Special Resolution of the Rossdale Golf Club members, over 90% of meeting attendees resolved to sell the Club's site and explore relocation to a nearby location.

The Club acknowledges there will be significant change which may be of concern to residents and community members. As part of this rezoning plan, we are committed to delivering a net community benefit for the Aspendale community.

Thank you

Thank you to all who spent time listening in on our Phase 2 webinar, submitted feedback online or visited our clubhouse during our drop-in days. All your valuable feedback has been received and is now being carefully considered.

I am aware that many of you are concerned about the future of the site and what it might mean for our neighbourhood. This report highlights many of the matters that concern you.

Looking ahead

The Club will consider your contributions and feedback. We will endeavour to accommodate as many of your ideas as possible. Over the coming months we anticipate that the Club will revise the development plan and proceed with a formal request to rezone and redevelop the site.

We will also endeavour to show you how your contributions have improved the plan and how we propose to manage any potential impacts.

We also stand ready to engage with all stakeholders, regulators and interested parties as we finalise our plans for the site.

Geoff Charnley

President, Rossdale Golf Club

INTRODUCTION

The purpose of this report is to provide a summary of the approach to engagement with our members, our near neighbours and our wider community in Aspendale and beyond. The report also aims to share with you what we heard and the key insights we learned during the Ideas Plan community engagement phase.

Planning Guidelines for the Conversion of Golf Course Land

The Club is following the steps and procedures outlined in the State Government's 'Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2020'.

Step 4 of the Guidelines requires that values, constraints and opportunities be informed by community engagement, and that in Step 5, that we undertake comprehensive consultation with the purpose to:

- *assist the community to understand the need for the golf course land conversion*
- *allow the community to provide input to identification of site values and constraints*
- *allow the community to contribute to identification of opportunities and ideas for the golf course land conversion*
- *foster open channels of communication between the proponents and the community.*

We are confident that the Club has followed the consultation requirements of the Guidelines.

Phase 1 – Initial engagement (April – May 2023)

The Club launched the Rossdale Golf Course development proposal in mid-2023 and undertook broad engagement with residents, members and interested people. This consultation was undertaken prior to preparing detailed designs for the site. The Club described its financial situation and shared preliminary findings about the Rossdale Golf Club viability and the need for the golf course conversion.

The Club was able to collect information about the community's visions, values, and interests in relation to the site and we did this through:

- Issuing a statement from the Club and media announcements
- Promoting a dedicated project website which had over 3,100 visits
- Delivery of project postcard to local communities
- Social media posts from the Club
- Hosting a public webinar, delivering door knocks, pop ups and guided site tours
- Hosting an online survey with 287 contributions

Findings from Phase 1 included:

- There is a strong desire for continued involvement in the planning process and participants sought clarification on the reasons behind the golf course's closure and the efforts made to keep it viable.
- The community wants to maximize public open space, protect ecology, respond to local needs, and retain the golf course. New community facilities are welcomed, while opinions on new housing and transport improvements were mixed.
- Community values natural habitats, greenery, mature trees, and water-related features. Suggestions include increasing tree cover, protecting natural habitats, and enhancing waterways.

- There is a call to recognize the site's significance to the Bunurong people and incorporate European heritage. Priorities include protecting mature trees, enhancing biodiversity, and integrating sustainable design.
- Top priorities for urban design included water recycling, carbon-neutral development, and renewable energy use. Aged care and housing for local residents to age in place are preferred, with limited support for townhouses.
- Desired new facilities include open space, walking and cycling paths, and community gardens. Preferred methods for future communication include direct emails and social media, with online engagement activities ranked highly.
- Concerns include opposition to rezoning, traffic impacts, and insufficient community engagement.

A summary of Phase 1 engagement findings was posted on-line in December 2023, (Capire Consulting Group 2023). A summary of key findings is included in the appendix of this report.

Phase 2 Engagement – The Ideas Plan (July-August 2024)

During 2023, the Club and its project team advanced planning for the site and undertook specialist site and water engineering, traffic, biodiversity and community needs studies based on the requirements of the government's 'Planning Guidelines for the Conversion of Golf Courses to Other Purposes' and feedback received to date.

The Ideas Plan 2024 was developed as an important next stage. It has been prepared to demonstrate the preliminary project thinking and what is technically possible on the site.

The Ideas Plan was targeted to club members, Council, nearby residents and community groups, and stakeholders. Its key purpose was to facilitate further input and contribution to the identification of site values and constraints, opportunities and ideas, and to maintain open communication on the project progress with the community and key stakeholders.

THE IDEAS PLAN

The Ideas Plan represents the Club's early ideas of what a new neighbourhood on the current Rosssdale Golf Course site in Aspendale could look like. The plan was informed by important community insights and specialist consultant inputs that were learned during Phase 1 (2023) engagement and included:

1. Provide more housing choice for Aspendale
2. Provide real accessible public open spaces
3. Create new wetlands and habitat
4. Integrate and link to existing neighbourhoods
5. Protect valuable vegetation on site
6. Build a more sustainable community
7. Design to respect culture and heritage
8. Respect our neighbours

These principles informed the development of the Future Rosssdale "Ideas Plan"



Figure 1 - The 'Ideas Plan' for Rosssdale Golf Course, Aug 2024

Context Map



Figure 2 Ideas Plan / Site Context

ENGAGEMENT ACTIVITIES

Awareness and promotion of Phase 2 of consultation and the Ideas Plan was raised through various channels as outlined below.

1. Pre-launch activities
2. Advertising and promotions of how to have a say
3. Public webinar
4. Community Drop-In days
5. On-line surveys

These engagement activities are described further below:

Pre-launch activities

Full updates were posted to the existing project website and included:

- New content on the existing project website to include the Ideas Plan and details around this including context for the Ideas Plan
- Review and uploading of fact sheets on key topic areas from Phase 1 consultation
- Updated FAQs
- Promotion on website of ways to engage with the project
- Preparation of a community feedback and survey page
- Research of media likely to cover Phase 2 consultation and preparation of an engagement plan.

Launch promotions and advertising activities

See attachments for artwork on the following:

- Letter box postcard distribution x 200 (Tuesday 16 / Wednesday 17th July 2024)
- Advertisement # 1 Chelsea Mordialloc Mentone News (17 July 2024, 17,000 circulation)
- Rossdale Golf Club Facebook post (16 July 2024)
- Email to subscribers to yourfuturerossdale.com.au (16 July 2024, 180 subscribers)
- Preparation and issuing of a media release to local news outlets, golf journals and journalists who have covered the proposed redevelopment at the Herald Sun and AFR.

Post launch promotion

- Advertisement # 2, Chelsea Mordialloc Mentone News (24 July 2024)
- Advertisement # 3, Chelsea Mordialloc Mentone News (31 July 2024)
- Advertisement #4, Chelsea Mordialloc Mentone News (7 Aug 2024)
- Rossdale Golf Club Facebook posts (26 and 30 July 2024)
- Email to subscribers to yourfuturerossdale.com.au (26 July 2024)
- Editorial to the Chelsea Mordialloc Mentone News (24 July 2024)
- Webinar slides posted on the project page
- Summary of feedback from first Drop in
- FAQs following the Webinar.

Public Webinar

Public Webinar, Monday 7-8 pm, 22 July 2024, with 75 RSVP registrants, included emails sent by Eventbrite and 40 attendees on night.

Community Drop in days

Community Drop in # 1

- 3pm - 6pm, Monday 29-July 2024
- ~60 participants / 110 individual comments via Post It Notes

Community Drop in # 2

- 9am -12noon, Saturday 10 August 2024
- ~80 participants / 146 individual comments via Post It Notes

On-line survey and feedback

<https://yourfuterorossdale.com.au/getinvolved>

The following questions were posed on the 'get involved' (survey) page on the engagement website.

1. **How are the plans for Rosssdale coming along?**

Have a look at our Ideas Plan and let us know your initial thoughts about what is proposed. What other information would you like?

2. **What is the ideal mix of housing types?**

A range of housing types are being proposed for Rosssdale. Getting the mix right for the community is critical and we would welcome your views.

3. **Have we got the amount of open space and habitat preservation right?**

Approximately 30% of the site is proposed for public open space along with 1.1 Hectares of permanent wetlands.

4. **What is most important when it comes to creating a vibrant community at Rosssdale?**

We welcome your ideas on community facilities, linking Rosssdale to surrounding neighbourhoods and how to create a vibrant Rosssdale.

5. **What are your ideas about protecting and bringing to life the heritage of Rosssdale?**

Cultural heritage, protecting valuable vegetation and honouring the current use of the site all need to be considered. What are your thoughts?

6. **Anything else you would like to add?**

All views are most welcome. Please have your say.

KEY FINDINGS

Community Drop ins

Key themes of the community drop in comments regarding the Ideas Plan (combined comments over two days).

1. Traffic and Infrastructure Concerns:

- Frequent comments highlighted concerns about increased traffic congestion, especially on local streets like Kinross Avenue, Station Street, and Gothic Road.
- There are significant worries about how the existing infrastructure, such as roads and intersections, will cope with the additional vehicles from the new development.
- Concerns were expressed about emergency vehicle access and the capacity of local roads to handle the additional traffic.

2. Environmental Impact:

- Frequent comments expressed concern over the potential loss of green space, wildlife habitats, and the impact on local biodiversity.
- There is significant anxiety about the development's effect on flooding, water salinity, and drainage, especially given the area's proximity to wetlands and floodplains.
- Some comments mention the potential increase in urban heat due to reduced green spaces.

3. Community and Social Impact:

- The proposed development is seen by many as too dense, with concerns about overcrowding and the strain on local amenities, including schools, parks, and community services.

- The loss of the golf course is a significant concern for many, with some viewing it as a vital community asset and green space.
- There are fears that the development will alter the character of the Aspendale neighbourhood and lead to a reduction in the quality of life for current residents.

4. Housing and Design:

- Many residents oppose the height and density of the proposed buildings, with a preference for low-rise, single-level dwellings.
- There are requests for better design guidelines to ensure that new buildings fit with the existing neighbourhood character.
- The impact on property values and privacy due to the proximity of new developments is a concern for some residents.

5. Flooding and Drainage Issues:

- There were repeated concerns about the site's suitability for development due to its role in local flood management and the potential for worsening flooding in the surrounding areas.
- Many questions were raised about the adequacy of current drainage systems and the potential for increased flood risks because of the development.

6. Recreational and Open Space:

- A significant number of comments call for more open space within the development, including parks, green edges, and sports facilities.
- The importance of maintaining and enhancing existing recreational areas, like the football oval and Regents Park, is frequently mentioned.

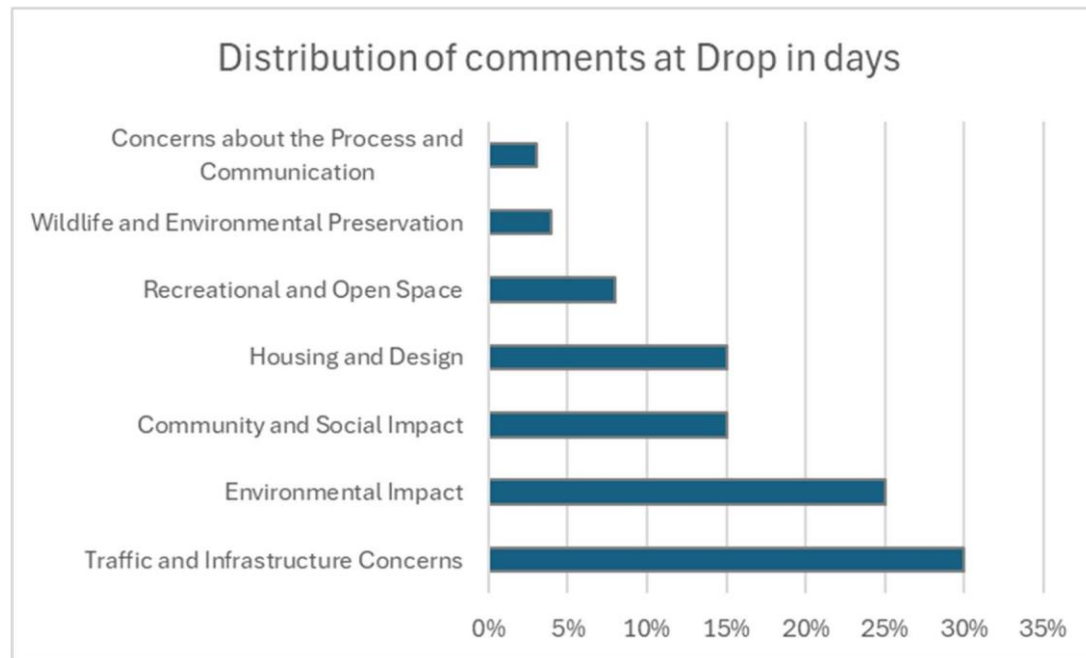
7. Wildlife and Environmental Preservation:

- Many comments emphasize the need to protect local wildlife, particularly birds and other species that rely on the golf course and surrounding areas as habitats.
- Suggestions to conduct environmental impact studies, particularly in relation to the nearby wetlands, are common.

8. Concerns about the Process and Communication:

- Some residents express dissatisfaction with the rezoning process and feel that there has been inadequate communication from the Club about its future, from Council and other authorities.
- There are calls for more transparency, community consultation, and the release of technical reports related to the development's impact.
- These themes reflect a community deeply concerned about the potential negative impacts of the proposed development, particularly in terms of environmental preservation, local traffic management, and the preservation of local amenity and character.

Estimated Percentage Distribution of comments from community drop ins:



Summary:

1. Traffic and Infrastructure Concerns and Environmental Impact dominate the discussion, each making up about a quarter to a third of the total comments.
2. Community and Social Impact and Housing and Design also represent significant concerns, together accounting for about 30% of the feedback.
3. Recreational and Open Space concerns, while less frequent, still constitute about 10% of the comments.
4. Wildlife and Environmental Preservation and Process and Communication Concerns are present but in smaller numbers.
5. These estimates provide a general sense of where the community's priorities and concerns lie regarding the proposed development.

Community drop in: Ideas or Suggestions?

The drop-in sessions also identified some positive ideas, suggestions, or proposals mentioned by the community regarding the proposed development. Here are the key points:

Green Space and Environmental Preservation:

- Suggestions to include a green edge around the site to preserve some of the green space and create a natural buffer.
- The idea of putting a wider green link or corridor through the development, which could help maintain some environmental integrity and provide a habitat for wildlife.

Recreational Facilities:

- Proposals to add more sporting facilities, such as another football oval, or to expand the existing one to accommodate the increased population.
- Suggestions to include new paths and open spaces within the development to enhance the recreational options for residents.
- A specific suggestion to include fitness equipment around a larger oval, indicating a preference for more outdoor fitness and recreation opportunities.

Community Spaces:

- There is a proposal to include a community space as part of the development, which could serve as a hub for local events and activities, preserving some sense of community in the face of the new development.
- Suggestions to improve or add local retail facilities to serve the increased population, which could benefit both new and existing residents.

Housing and Design:

- Some comments suggest the need for urban design guidelines that ensure new housing fits with the surrounding area and maintains a good character, which reflects a desire for thoughtful, community-oriented development.
- A positive mention that the retirement area in the plan is a good idea, indicating support for housing that caters to different demographics.

Traffic Management:

- Some suggestions propose specific traffic management solutions, such as the installation of new traffic lights or roundabouts, to better handle existing traffic and parking concerns, increased traffic and improve safety.
- A suggestion to create new road entries, such as Wallara Road, to help distribute traffic more evenly and alleviate congestion on existing streets.

Environmental Studies and Impact:

- Several comments indicate a desire for thorough environmental impact studies, including ecological reports and bird surveys. This may reflect a constructive approach, where residents are asking for detailed planning and assessment before proceeding.

Community Engagement and Process:

- There are calls for more transparency and better communication between the developers and the community, with suggestions for more thorough consultation processes. This reflects a positive approach to involving the community in the decision-making process.

Summary of Positive Ideas and Suggestions (combined):

1. Creating green buffers, corridors, and ensuring open spaces are included in the development.
2. Expanding sporting facilities, adding fitness equipment, and ensuring ample open spaces for community use.
3. Including community spaces, thoughtful design guidelines, and ensuring new facilities meet the needs of all residents.
4. Proposing specific traffic management measures to address congestion and safety concerns.
5. Advocating for thorough environmental studies before proceeding with development.
6. Suggestions for better communication and transparency in the development process.

These modest, but positive contributions indicate that while there are many significant concerns about the proposed development, there are also constructive ideas aimed at improving the project and ensuring it benefits the community.

Your Future Rossdale – Website feedback

<https://yourfuterorossdale.com.au>

Website use summary:

- Consultation period Tuesday 16 July to 10 August 2024 (4 weeks)
- 3,543 individual visits across 6,166 pages views
- 203 contributions were publicly posted from 92 contributors
- Downloaded documents (top 3)
 - Vic government golf course redevelopment guidelines (73 downloads)
 - Phase 1 Webinar slides (41)
 - Phase 1 consultation summary (39)
- Referral sources
 - Social media (50% - mostly Facebook)
 - Direct (40%)
 - Websites (5% from www.rossdalegolf.com.au)
 - Search engine (5% - mostly google)
- Top pages
 - Home page (approx. 3.1 k visits)
 - Get involved (survey page – approx. 400 visits)
 - Plans and principles (approx. 160 visits)

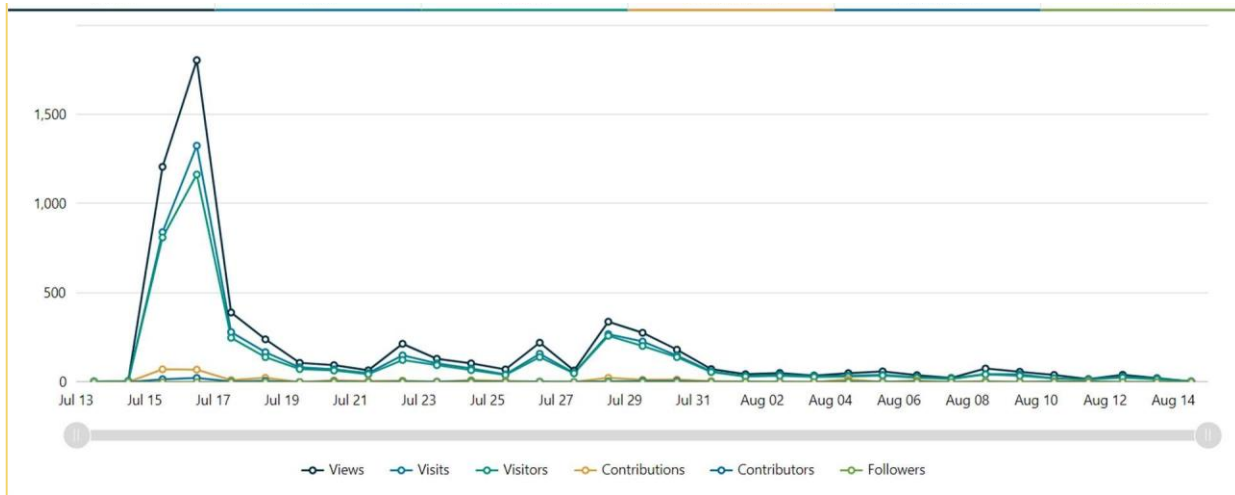


Figure 3 - Website activity tracking

Website feedback - summary

Key points and themes:

Traffic and Infrastructure Concerns

- Widespread worry about increased traffic congestion, especially in already busy areas like Edithvale and Aspendale.
- Concerns about the existing roads being unable to handle additional vehicles
- Lack of infrastructure, including schools, roads, and sporting facilities, to support the new housing.

Environmental and Green Space Preservation

- Strong desire to preserve green spaces, with many comments suggesting that 80% or more of the area should remain green.
- Concerns about the loss of wildlife habitats and mature trees.
- Flooding risks associated with building in areas with inundation overlays.

Housing Density Issues

- Many believe that the proposed housing density is too high and does not match the character of the surrounding area.
- Suggestions to reduce the number of houses and avoid high-rise buildings.
- Some residents support retirement housing but prefer low-density, single-story options.

Community and Social Impact

- Fears that the development will negatively impact the local community, including increased noise, pollution, and strain on public services.
- Desire for more sporting facilities, parks, and community spaces instead of housing.
- Concern that the development will devalue existing properties and change the neighbourhood's character.

5. Criticism of the Development Process

- Accusations of greed driving the project with insufficient consideration for community input and environmental impact.
- Comments questioning the planning and design process, with some expressing frustration over the perceived lack of proper traffic studies and infrastructure planning.

Alternative Suggestions

- Proposals to include more green wedges or buffers between new and existing developments.
- Suggestions for alternative uses of the space, such as a reduced-scale development, retirement village, or retaining it as a golf course.

Social media feedback – Summary

Social media was monitored during the consultation period with the following highlights:

- Sarah O'Donnell – Independent, Save Rosedale Admin - maximum residential development proposed, no new playing fields and encouraging participation in webinar and drop ins.
- Tim Richardson – Local MP – encouraging local feedback on proposals and completing his survey.
- Save Rosedale – Facebook Group – posting of the ideas plan, pointing to 1000 new dwellings, traffic issues, need for community facilities and loss of green space, awareness around Council initiatives for a planning overlay.
- Kingston residents association: concerns around biodiversity, need to safe the whole golf course.

ATTACHMENTS

Website update – Image



Phase 2 Consultation Begins

During July and August 2024 our next phase of community consultation on the future of the Rossdale golf course will occur. Phase 2 builds on feedback we received in Phase 1 with the release of a draft Ideas Plan and design principles for the site for public feedback.

[View the Ideas Plan](#)
[Give your feedback: Complete our survey](#)
[View slides from our recent Webinar](#)

Attend an upcoming event

We are presenting the Ideas Plan and looking to gather public feedback and sentiments. Your feedback will help shape proposals before the Club submits a formal request for site rezoning and development. Come along and have your say!

+ 7-8pm, Monday 22 July – Public Webinar

+ 3-6pm, Monday 29 July – Community Drop-in Session

+ 9-12pm, Saturday 10 August – Community Drop-in Session

Engagement Timeline

✓ Phase 1: Community engagement to inform a Concept (Ideas) plan

April to May 2023

- Launch the Rossdale Golf Course development proposal.
- Test and validate preliminary findings about the Rossdale Golf Course's viability.
- Collect information about the community's visions, values, and interests.

✓ Steps 1-4 of the Planning Guidelines prior to commencing concept planning

The project team has completed initial stages of the planning process, including a detailed site analysis, ensuring that we have thoroughly addressed matters required under Steps 1-4 of the [Planning Guidelines](#).

☆ Phase 2: Share of the Ideas Plan

July to August 2024

- To explain how feedback from Phase 1 engagement helped formulate the Ideas Plan.
- To present the Ideas Plan to the community (Step 6 in the [Planning Guidelines](#)).
- To gather public feedback and sentiments about the Ideas Plan (Step 5).

Postcard neighbours drop – Artwork



The next phase of community consultation on the future of the Rossdale Golf Course will take place during July and August. Visit yourfuturerossdale.com.au or come along and have your say!

Monday 22 July, 7:00 - 8:00pm

Public webinar – register @ yourfuturerossdale.com.au

Monday 29 July, 3:00 - 6:00pm

Drop-in session at Rossdale Golf Club clubhouse - Cnr First and, Sixth Ave, Aspendale

Saturday 10 August, 9:00am - 12:00pm

Drop-in session at Rossdale Golf Club clubhouse - Cnr First and, Sixth Ave, Aspendale

For more information

Visit yourfuturerossdale.com.au

Email info@yourfuturerossdale.com.au

Scan here



Advertisement: Chelsea Mordialloc Mentone News (4 weeks)

YOUR FUTURE ROSSDALE

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Your feedback will help shape proposals before the Club submits a formal request for site rezoning and development.
For further information visit yourfuturesrossdale.com.au



Editorial: Chelsea Mordialloc Mentone News (24 July)

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WHAT'S NEW....



An opportunity for overall community benefit

ROSSDALE Golf Club is seeking to rezone its land. The reason for this is that the club is not financially viable at its current location. Rosssdale has existed for over 75 years in this location and its members feel they have a connection to the local area. Most members would like to leave a legacy in the area.

The club is on privately owned land so has no publicly accessible open space. We feel strongly about the idea of 'net community benefit' in the creation of any proposed development.

The proposed redevelopment of the Rosssdale Golf Club has entered its next phase of consultation and we are encouraging all in the community and key Government stakeholders to have their say.

Extensive thought has gone into the general layout for the redeveloped site taking on board detailed site investigations, as well as community and stakeholder feedback we have already received. That said, we recognise that this is a sensitive matter for neighbours and the community in general.

Those who have already visited yourfuturesrossdale.com.au will see that the draft plan sees approximately 30% of the site proposed as public

open space along with the creation of new wetlands. Emphasis is placed on integrating the new development into surrounding neighbourhoods with new walkways, cycle paths and linking parkways.

So what is the balance needed here? From the Club's point of view, we are following the State planning guidelines for the redevelopment of golf courses and the goal of delivering a 'net community benefit' from any redevelopment.

The desires of the Club, its members, nearby residents and the community, all form part of this equation. Getting this balance right is naturally a challenge and we have recognised this from the start.

For our part we believe that open communication and consultation are essential as we look to realise the Club's responsibility as the current landowner and the goal of delivering a net community benefit.

We look forward to your input ahead of the next step of finalising our plans and submitting them to the planning authorities for consideration.

By Geoff Charnley, Rosssdale Golf Club President



Launch media statement



16 July 2024

Public consultation reopens on the future redevelopment of the Rossdale golf course Draft Plan released for comment

The Rossdale Golf Club has today released a draft plan and design principles for community feedback for the proposed redevelopment of the Rossdale golf course.

Consultation will run throughout July and August 2024 and builds on input the Club received from community engagement during April 2023 when initial plans to redevelop the current freehold land and relocate the club were announced.

"We are encouraging all in the community to have their say on our plans. Extensive thought has gone into the general layout for the redeveloped site taking into careful consideration the feedback we have already received," said Rossdale Club President, Geoff Charnley.

The draft plan released for public comment sees approximately 30% of the site proposed as public open space along with the creation of new wetlands.

Emphasis has also been placed on integrating the new development into surrounding neighbourhoods with new walkways, cycle paths and linking parkways.

"The draft plan is based on eight design principles from earlier community feedback. These cover everything from open space to tree preservation, cultural heritage and building a sustainable community.

"The Golf Club is keen to encourage feedback on the draft plan including what should be the housing mix for the development to meet the needs of the area," Mr Charnley said.

Feedback on the draft plan will inform the finalisation of the Club's proposal before it formally lodges a request to rezone and develop the site with the Kingston Council.

The public are encouraged to give their feedback at <https://yourfuterrossdale.com.au/> where full details on the draft plan and development principles can be found.

The public can also attend a:

- Public webinar: register at [Eventbrite.com](https://eventbrite.com) 7-8pm, Monday 22 July
- Drop-in session at Rossdale Golf Club clubhouse: 3-6pm, Monday 29 July or 9-12pm, Saturday 10 August.

A summary of the public feedback will be posted to the consultation website in early September.

Media enquiries: Richard Peters 0438 582 919

General enquiries about golf, current bookings or general membership: rgc.manager@rossdalegolf.com.au;

Phone:(03) 9580 1008

Online *Ideas Plan* downloadable content and posters at Drop In

Information sheets

Provide more housing choice for Aspendale



We heard from the community that the redevelopment should respond to community needs, and that a range of new housing opportunities could be accommodated, including aged care/retirement living, key worker accommodation, housing to allow Aspendale residents to age in place, and townhouses and homes with smaller gardens.

Your Future Rossdale will provide for a mix of housing options, including single-family homes, townhouses, duplexes, and low-scale apartments. Buildings will be thoughtfully designed to blend with the natural surroundings, utilising sustainable materials and energy-efficient technologies. Townhouses and low-scale apartment buildings will be focused along open space corridors and pocket parks. This approach will enable more people to live close to areas of high amenity and increase surveillance of these important public spaces.

Inspiring ideas for Your Future Rossdale

- A range of housing types to provide choice for a wide range of people on the site.
- Modern, detached housing located at the edges of the site to provide a respectful transition to the surrounding neighbourhood.
- Townhouses and low-scale apartment buildings focused on open space and areas with good public transport access.
- Exploration of retirement living options to provide opportunities to age in place, and remain connected to the community and family.
- Street network and layout designed to provide space for landscaping and green space throughout.

Build a more sustainable community



The community expressed a strong desire for sustainable and forward-thinking features in Your Future Rossdale. Key priorities for the community include implementing water recycling throughout the development, emphasising regenerative or carbon-negative development, committing to achieving carbon neutrality, establishing a community microgrid powered by renewable energy and battery storage, and attaining top rankings on sustainability evaluation schemes, such as NABERS or Green Star ratings.

Integrating sustainable energy principles into the development process is crucial for creating an environmentally sustainable and resilient community. Our project team has highlighted the importance of reducing energy consumption, promoting renewable energy sources, and enhancing energy efficiency.

Inspiring ideas for Your Future Rossdale

- Streets and dwellings orientated to maximise passive solar orientation (maximising thermal efficiency and natural light).
- Shared battery storage connected through a micro-grid.
- Electric vehicle charging points.
- Water capture and storage to irrigate future open space and landscapes.
- Native vegetation to street trees.
- Maximise permeable surface treatments on site.
- Re-use of site materials where possible (ie. logs and dead trees for habitat).

Protect valuable vegetation on site



Inspiring ideas for Your Future Rossdale

- Public open space designed to maximise the retention of a significant majority of very high and high value trees.
- Possible retention of high value trees within development sites through careful siting and design of buildings.
- New plantings to create new habitat and complement existing indigenous and native trees, contributing to biodiversity and enhancing the wetland corridor.
- Strategic retention of trees to enhance existing open space and habitat around Regents Park.
- Landscaping designed to celebrate identified feature trees, including a new open space along Leonard and Sixth Avenues.

Provide real public open space



Based on community feedback, there is a strong desire for expanded open spaces, including new, publicly accessible areas and wetland reserves. Residents emphasised the importance of creating new walking and cycling connections to the Edithvale-Seaford Wetlands, Regents Park recreation reserve, and neighbouring communities. Additionally, there is a clear wish for play spaces, community gardens and opportunities for passive recreation within the development.

Creating accessible and meaningful open space is a key part of the Ideas Plan. The new neighbourhood aims to preserve its landscape character by prioritising the preservation of existing high-value native trees and the planting of new native species to enhance biodiversity and enrich the site's natural qualities.

Approximately 30% of the gross site is designated as public open space in the Ideas Plan, carefully interwoven throughout the development to maximise its environmental benefits through tree retention and effective stormwater management.

Inspiring ideas for Your Future Rossdale

- Approximately 30% of the site provided as usable public open space.
- Linear parks designed to retain high value native trees and connect Regents Park to the Seaford-Edithvale Wetlands.
- Views and vistas through to parks and wetlands from within the new development.
- Pocket parks across the site to retain high value native trees in key locations and provide distributed access to green space.
- Quality play experiences and places for gathering with shelter and amenity.
- Expansion of Regents Park and new linkages to a broader open space network.
- Nature-based playgrounds in highly accessible locations.
- Potential for community gardens to facilitate community connections and create diversity within the open space network.
- Access to fresh food, and create diversity within the open space network.

Create new wetland and habitat



Inspiring ideas for Your Future Rossdale

- Establishment of permanent and ephemeral wetlands with boardwalks for people to experience and engage with nature.
- Integration of a waste drain within the central road to treat stormwater before it enters the wetland system.
- Careful design of the site to provide temporary storage of stormwater during 1 in 100 year and 1 in 10-year flood events, designed as multifunctional and usable public open space.
- Grading of earthworks for future roads and residential properties to mitigate additional flooding impacts on existing residential properties.
- Implementation of indigenous and native planting across future public open spaces, streetscapes and private gardens to enhance habitat.
- Creation of wetlands that are meeting places - connected and accessible for public enjoyment and amenity (noting that the adjacent Edithvale Wetlands are fenced off from public access).
- Opportunities to engage with Friends of Edithvale-Seaford Wetlands and other interested community groups to guide establishment of the wetland reserve.
- Create outdoor classroom spaces within wetland reserve for nature environment studies and partner with local educational establishments.
- Opportunity to provide educational and interpretive information about local ecologies.
- Tie into the adjacent Edithvale common wetlands.

Design to respect culture and heritage



Inspiring ideas for Your Future Rossdale

- Development of a Cultural Heritage Management Plan in collaboration with the Burntong Land Council to identify appropriate measures for responding to any Aboriginal Cultural heritage on the site.
- Exploration of opportunities to integrate cultural values into the concept and detailed designs, particularly through landscape design, furniture and open spaces.
- Consideration of ways to reflect the gifting heritage of the site in the project, such as through interpretative, creative design responses or place naming.
- Opportunities for the community to understand and appreciate indigenous cultural values and connection to country (e.g. engagement through the Burntong Land Council for planning of culturally significant trees such as seedlings of 'Ngarrgee' tree or Separation tree).

Integrate and link to existing neighbourhoods



Community feedback highlighted the significant opportunities to provide new road and active transport links, improve existing links, connect with nearby open spaces, waterways and wetlands and immediately adjoining communities.

The new neighbourhood will bridge missing links between Aspendale, Edithvale and Aspendale Gardens, enhancing the overall open space network within these neighbourhoods. It is strategically positioned to connect seamlessly with public transport, activity centres, education facilities, recreational areas, wetlands, and cycling trails.

A comprehensive network of walking and cycling trails will weave through the development, connecting homes to communal amenities, parks, and surrounding destinations. These trails will encourage residents to leave their cars behind, promoting healthy lifestyles and reducing carbon emissions. The trails will be safe and be well-lit, making them ideal for morning jogs, evening strolls, and family bike rides.

The proposed street network will integrate seamlessly with the existing road network featuring five vehicle connection points to disperse traffic generated by the development. As planning progresses, further assessments will be conducted to evaluate impacts on the local road network.

and determine if intersection upgrades are needed. Our initial investigations however confirm that development as currently envisaged in the Ideas Plan can be supported by the existing street network.

Inspiring ideas for Your Future Rossdale

- Connected street network with generous footpaths and dense tree planting to provide shade and encourage walking.
- Shared walking and cycling trails located within public open space connecting from Sixth Avenue through to Regent's Park and the Stafford-Edithvale Wetlands.
- Three major vehicle entrances into the site provided at Kinross Avenue, Leonard Avenue/ Gothic Road and Sixth Avenue/Second Avenue.
- Minor vehicle entrances into the site from Sixth Avenue/First Avenue and Mainrose Avenue.
- Key roads through the site will improve access for existing residents to the Aspendale Railway Station by creating additional links and resilience in the local street network.

Overview and planning process



Club Business Position

Rosdale Golf Club is facing significant financial challenges. The Club has seen declining membership numbers since 2002, with intermittent increases due to temporary factors like COVID-19, but overall membership has not rebounded sustainably. The club has operated at a loss since 2015, except for a profitable year following a land sale.

The golf course at Rosdale is considered uncompetitive and in need of significant upgrades to meet modern standards, which the club cannot afford. Efforts to increase membership through various initiatives have not been successful enough to reverse financial losses.

The board has therefore decided, through a member vote, to sell the current site in Aspendale and explore options for relocation or merger with another club.

Alternative strategies considered included upgrading facilities, merging with other clubs, selling portions of land, converting to a 9-hole course, or seeking government acquisition for public use, but these were deemed inadequate or impractical to secure the Club's future. The decision to relocate aims to ensure the club's long-term financial viability by leveraging the sale of the current site to fund a move to a more suitable location or merge with another club.

Overall, the club's current financial distress, coupled with its inability to maintain or upgrade facilities to attract and retain members, necessitates a strategic shift to secure its future viability through relocation and asset sale.

Planning Process

- The Club has engaged an expert project team to assist in facilitating the rezoning of the Aspendale site to allow it to be redeveloped in the future. This redevelopment will fund the Club's relocation and enable it to repay its debts.
- The Club is following the steps and procedures outlined in the State Government's Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2007.
- The Club acknowledges there will be significant change which may be of concern to local residents and community members, and is committed to communicating and engaging throughout the process. This current Phase 2 engagement builds upon the feedback we received in Phase 1, where we learned about what the community values and its vision for the site. This Phase 2 engagement will inform the next steps of our proposal, before the Club formally lodges a request to rezone and develop the site.
- As part of the Club's plans, we are committed to delivering community benefits for the Aspendale community, which may include:
 - Providing publicly accessible open spaces including spaces that contribute to biodiversity and complement the nearby Ramar wetlands.
 - Reducing risks of off-site flood impacts by building on-site water retention and storage.
 - Providing a range of housing opportunities for diverse family types.
 - Providing monetary contributions towards the upgrading of existing off-site neighbourhood sporting facilities.
- While the Club is undertaking community and stakeholder engagement itself, there will also be formal engagement as part of the planning process in due course, led by the planning decision makers.

For more information

Visit yourfuturerossdale.com.au
Email info@yourfuturerossdale.com.au



Respect our neighbours



The local community told us that they want new community facilities and amenities, accessible open space, play spaces, a path network, community garden, restaurants and bars, and a community hall or centre.

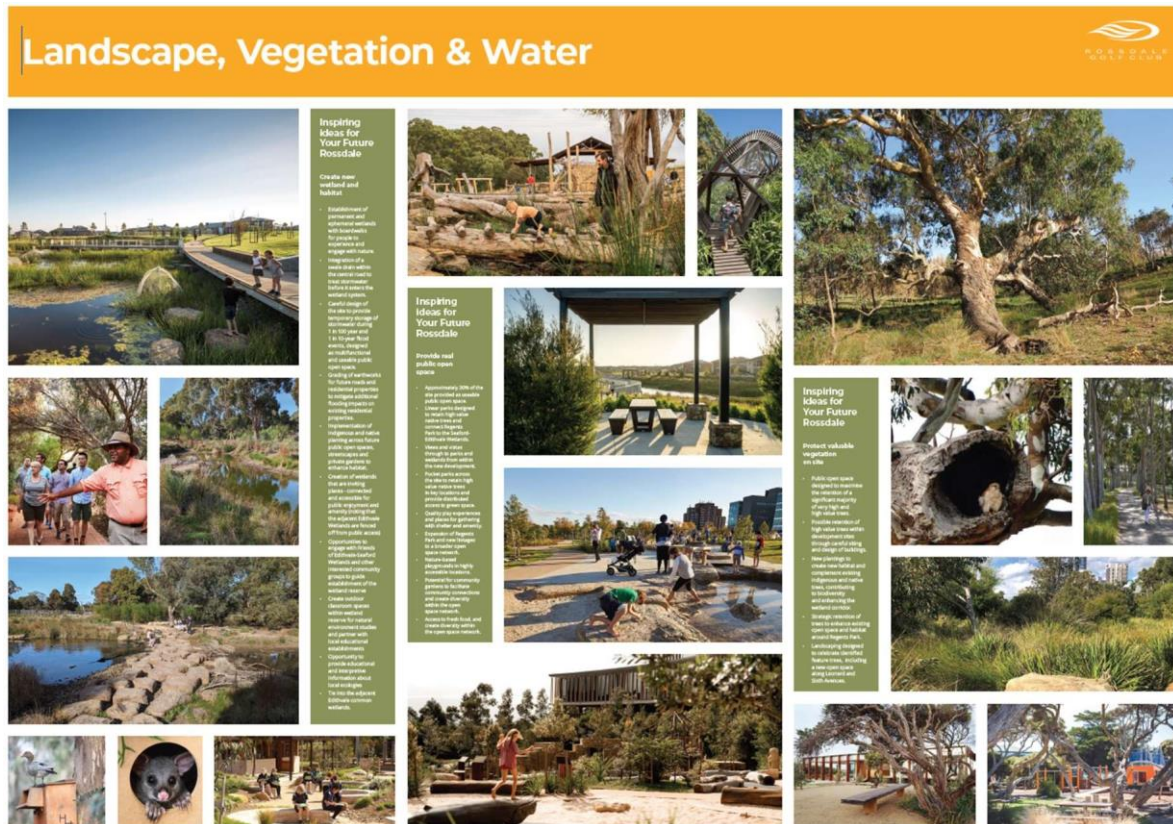
The neighbourhood will foster community interactions and offer a variety of activities for residents. The extensive offering of parks will include playgrounds, BBQ shelters, and community gardens, creating spaces for people to connect. The strategically placed mixed-use hub will serve both new residents and the broader community, promoting a sense of unity and shared identity. The neighbourhood will feel welcoming to everyone through the provision of continuous trails and connected public open space.

The Ideas Plan has been designed to create a softer transition from the new development to the surrounding neighbourhood by providing low scale, larger lots at the interfaces to existing properties, and creating a more continuous experience of neighbourhood character.

Inspiring ideas for Your Future Rossdale

- Sensitive design and generous setbacks from neighbouring residential properties
- Mixed-use hub with the potential to provide for cafe/ restaurants use to activate the adjacent park.
- Playgrounds, community gardens and BBQ shelters creating opportunities for the community to come together.
- An open space network fully open to the public and integrated with existing open space.
- Opportunity to provide space for a new childcare or upgraded kindergarten if required.

Posters displayed at Drop In



Views & Perspectives



- 1 Potential for townhouse to be provided in location adjacent to future public open space
- 2 Entry park to provide a public open space and a rail connection through to Inglewood Park and the Adelaide Golf Course
- 3 Very high and high medium Value Trees to be retained within future public open space
- 4 Opportunity for ground floor cafe / restaurant / community space with outdoor dining to create a local destination for residents and visitors
- 5 Potential for apartment buildings of up to 6 stories in height at a similar scale to existing very high medium Value Trees

Mixed Use Precinct 7 Entry Park



Mixed Use Precinct 7 Entry Park — Location Plan



- 1 Existing high and medium Value Trees to be retained within future public open space
- 2 Potential for apartment / restaurant / retail buildings of up to 6 stories in height at a similar scale to existing trees
- 3 Amenity terrace and private lawn
- 4 BBQ shelters with picnic tables
- 5 Adventure playground offering a range of climbing and nature based play experiences
- 6 Wetland viewing platform
- 7 Wetland system incorporating permeable water bodies, infiltration and natural planting zones

Eastern Parklands



Eastern Parklands — Location Plan



Views & Perspectives



- 1 Half court basketball
- 2 Potential for townhouse to be provided in location adjacent to future public open space
- 3 BBQ with shelters and picnic tables
- 4 High and medium medium Value Trees to be retained within future public park
- 5 Shared walking and cycling trail providing a connection to the Adelaide Golf Course



Typical Residential Interface Streetscape



Typical Residential Interface Streetscape — Location Plan

- 1 Pocket park designed to incorporate existing high medium Value Trees
- 2 Detached housing at a maximum height of two stories to be provided along the existing residential interface
- 3 Future design guidelines will encourage a variety of housing styles and ensure new dwellings are built to a high standard and contribute positively to the streetscape
- 4 Regular street tree planting with native species to provide shade and opportunities for habitat

Road Sections & Engineering



Summary of Phase 1 Community Engagement Findings – August 2023

The following is an extract from Phase 1 engagement Summary, Capire Consulting Group December 2023

1. There exists a high level of community interest in the potential redevelopment of the Rosedale Golf Course site, and a desire for continued engagement and involvement as the plan evolves.
2. Many participants sought clarification from the Club as to the rationale and business need to close the course, and to provide evidence as to what attempts the Club has made to return it to being viable.
3. When considering an **overall vision** for the future of the site, participants frequently reported a desire to:
 - a. Maximise the amount of public open space.
 - b. Create a natural area that protects ecology.
 - c. Respond to local community needs.
 - d. Retain the site as a golf course.
4. When reflecting on **future opportunities**, participants frequently reported:
 - a. New community facilities and amenities would be welcome.
 - a. A range of new housing opportunities would be supported by some, but not by others.
 - b. New road and active transport links, and existing networks should be improved.
5. When reflecting on current **vegetation and water values**, participants specifically reported the following five values:
 - a. The area's natural habitat and biodiversity.
 - b. Greenery and open space.
 - c. Vegetation including mature trees.
 - d. Links to waterways and wetlands.

- e. Access to passive recreation including cycling and walking tracks

6. Following on from this, when reflecting on how the **development could better support vegetation and water management outcomes in Aspendale**, participants frequently reported as the top 5 ideas:

- a. Retain and increase tree cover.
- b. Protect the natural habitat and biodiversity.
- c. Prioritise natural assets over development.
- d. Enhance waterways and drainage and support wetlands.
- e. Increase the amount of open space in any development.

7. Specifically, when reflecting on cultural heritage values or unique features which could be incorporated into any changes, participants frequently reported the following as the top values/features:

- a. Recognise the importance of this place to the Bunurong people and build this into the plan.
- b. Recognise how the vegetation, wildlife, wetlands, and water all contribute to this place.
- c. European heritage cultural and social values should be included.

8. Specifically, when ranking landscape and urban design objectives for the future of the site, the following were the top 5 ranked objectives:

- a. Protecting mature trees, areas of significant vegetation or natural habitats.
- b. Creating new areas of publicly accessible wetlands reserves to enhance biodiversity and strengthen existing habitat opportunities along the Edithvale-Seafood wetlands corridor.
- c. Providing new walking, cycling connections to the Edithvale-Seafood Wetlands, Regents Park recreation reserve, as well as immediately adjoining communities.
- d. Integrating environmentally and water sensitive design throughout the site.

- e. Providing play spaces on the site.

9. Specifically, when ranking sustainability elements to be included on the site, the following were the top 5 ranked elements:

- a. Water recycling throughout the Rosssdale Golf Course redevelopment.
- b. Regenerative or Carbon Negative development.
- c. Carbon Neutral development.
- d. A community microgrid powered by renewable energy and battery storage.
- e. Top rankings on sustainability evaluation schemes, such as the Nationwide House Energy Rating Scheme (NatHERS) or the Green Star rating.

10. Specifically, when selecting what types of housing in any future planning of the site, the following were the most commonly selected housing types:

- a. Aged care or retirement living (30%)
- b. Housing to allow existing local residents of Aspendale to age in place (22%)
- c. Town houses (e.g. 2-3 bedroom homes, attached, smaller gardens) (14%)
- d. 'Other' which mostly consisted of no housing (12%)

11. Specifically, when selecting (up to four) community facilities that participants felt are required in Aspendale that could be considered in any future planning of the site, the following were the 5 most commonly selected:

- a. Open space (81%)
- b. Walking and cycling paths to connect with surrounding areas and wetlands (72%)
- c. Community garden (45%)
- d. Restaurants and/or bars (33%)
- e. Community hall or community centre (23%)

12. Specifically, when ranking **communication tools and engagement activities** from **most useful to least useful** for any future planning, the following were the top 5 ranked for each category:

- a. Direct emails
- b. Letterbox drops to near neighbours
- c. Rosssdale Golf Club social media (Facebook)
- d. Signs on the Rosssdale Golf Course boundary
- e. Advertisement in local papers

Communication tools

Engagement activities

- a. Online engagement and website updates
- b. Public online webinars in the evening hours
- c. Workshops/focus groups (online)
- d. Workshops/focus groups (In person)
- e. Stakeholder briefings and presentations

13. When sharing **additional comments** or questions, the following were common broad themes and topics:

- a. Not rezoning and developing the site.
- b. Impacts on traffic and parking.
- c. Inclusion and type of housing including on the eastern side of the site with the Land Subject to Inundation Overlay.
- d. Provision of open space, flora and fauna habitat and community facilities.
- e. The 6th Avenue site previously sold by Rosssdale Golf Club.
- f. Insufficient levels of community engagement.
- g. The planning process and future of the Rosssdale Golf Club.

