Rossdale Golf Course Redevelopment



Phase 1
Community Engagement Findings Report- SUMMARY

Rossdale Golf Club

2023

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Giving every person a voice.

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Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.

Definitions

Community

The term community refers to a group of people that has something in common such as identity, behaviours, interests or values. A community often share a sense of place in a given geographical area (e.g. a country, city, town, or neighbourhood) or in virtual space through communication platforms.

Stakeholder

The word stakeholder refers to individuals, groups or organisations with a stake or interest in the outcome of a decision. Stakeholders may also have the ability to influence the decision given their role or position.

Engagement

Engagement is defined as a planned process with the purpose of working with communities and stakeholders to inform decisions, share knowledge and strengthen relationships.

VERSION	AUTHOR	AUTHORISED	DATE
1.0	E Knox	C Robinson	21.06.23
2.0	E Knox	C Robinson	14.07.23

Contents

1 Introduction 4

1.1 Report Purpose 4

1.2 Purpose of engagement 4

1.3 Summary of Phase 1 engagement program 4

2 Project context 5

2.1 Background information 5

2.2 Scope of Engagement 8

2.3 Engagement limitations 8

2.4 Next steps 9

3 Engagement approach 10

3.1 Communication, promotion and engagement tools and activities 10

3.2 Participation 15

3.3 Online survey demographics 15

4 Summary of key findings 17

Appendices 20

Appendix A. Screenshots of website 21

Appendix B. Postcard design and distribution map 22

Appendix C. Facebook posts 24

Appendix D. List of local community and stakeholder groups contacted 25

Appendix E. Doorknocking map 26

Appendix F. Webinar agenda and presentation 27

Appendix G. Online survey 32

Appendix H. Pop-up posters 41

Appendix I. Site tour plan 43

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1 Introduction

1.1 Report Purpose

This report summarises the project context, engagement approach, and key findings from Phase 1 of community and stakeholder engagement undertaken as part of the proposed rezoning and redevelopment of the Rossdale Golf Course site (the site) in Aspendale, Victoria.

The engagement findings will be used to inform the identification of site values and constraints, opportunities and ideas for it's conversion, and preparation of a concept plan and eventual request to rezone the site. All comments received through the engagement period have been collated and provided in full to the project team for consideration and use. The project team is committed to protecting privacy of all contributors.

Section 3- Summary of key findings summarises the visions, opportunities, concerns, and ideas collected during the first phase of engagement.

1.2 Purpose of engagement

The purpose of this first phase of engagement was to introduce the broader community and stakeholders to the proposed redevelopment and project team, test and validate preliminary findings, and to begin collecting information about the community's visions, values, and interests for the Rossdale Golf Course area, which can be incorporated into the Masterplan for the development.

The rezoning of Victorian golf courses to support other land uses is guided by the Department of Environment, Land, Water and Planning's (DELWP) *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes* (the Guidelines). This first phase of engagement was designed to comply with requirements in Steps four and five of the Guidelines.

1.3 Summary of Phase 1 engagement program

The Phase 1 engagement program ran from Wednesday 19 April to Wednesday 17 May 2023 and included the following communication and engagement activities, showing individual participation rates or interactions.

Activities	Club statement	Club info night	Project website	Postcard delivery	Club Facebook posts	Emails	Door knocks	Public webinar	Online surveys	Local Pop Ups	Guided site tours
Number	1	1	1	1	4	2 rounds	2 days	1	1	3	2
Number of participants or interactions	1,039	More than 120	3,176	2,700	17,352	586	109	55	287	60	28

2 Project context

2.1 Background information

The Rossdale Golf Club (The Club) has resolved to prepare a request to rezone the existing 43-hectare private golf course site in Aspendale and seek planning approvals to facilitate the redevelopment of the site.

2.1.1 Site location and context

The site is situated within the City of Kingston, 25 kilometres south-east from the Melbourne CBD.

The 18-hole golf course covers an area of just over 43.6 hectares. As shown in Figure 1: Location of the Rossdale Golf Course site in Aspendale, Victoria, the site is bounded by the Melbourne Water Centre Swamp Drain and Longbeach Trail along its eastern boundary, and general residential uses along its northern, western, and southern boundaries. Regents Park abuts the Club on its western boundary. Nearby, Aspendale Station is being elevated as part of the Level Crossing Removal Project for the Frankston Line.



Figure 1: Location of the Rossdale Golf Course site in Aspendale, Victoria

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2.1.2 Future of the Rossdale Golf Club

The Rossdale Golf Club (the Club) has been facing significant financial pressure for several years and has faced imminent closure on a number of occasions. Despite working extremely hard to ensure its ongoing viability at Aspendale, this is not possible.

The Club is now pursuing a relocation and the sale of the current Aspendale site to enable the Club to repay its debts and secure its long-term viability.

The Club has previously implemented various short term funding solutions including the sale of 2,400 square metres of land that was rezoned in 2015. The Club has resolved that it has no choice other than to exit the Aspendale site, sell the land and use the proceeds to find a new home.

2.1.3 The project team

The Club has entered into a commercial agreement with the Casey Group to project manage all required town planning, financial and technical studies to successfully rezone the existing privately owned Rossdale Golf Club site in Aspendale.

The Casey Group has engaged a project team to investigate the site's values and to get a comprehensive understanding of its opportunities and constraints. This work will inform how the site may be redeveloped and used in the future.

Through the rezoning of the site, the project team aims to facilitate the redevelopment of the site to provide residential dwellings of varying density, configuration and provision of open space, landscape treatments and access networks. Following the rezoning, the site will be sold to a developer, noting that at this stage no developer has been appointed.

2.1.4 Guidelines for conversion of golf courses to other purposes

The rezoning of Victorian golf courses to support other land uses is guided by the Department of Environment, Land, Water and Planning's (DELWP) *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes* (the Guidelines).

The Guidelines provide seven steps that should be followed, as shown in

Figure 2.

Step four requires that community feedback informs the understanding of site values, opportunities and constraints.

Step five requires a comprehensive community consultation program before preparing detailed designs. The Guidelines state that the purpose of this consultation is 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*.'

The Phase 1 engagement approach was designed to comply with these requirements.

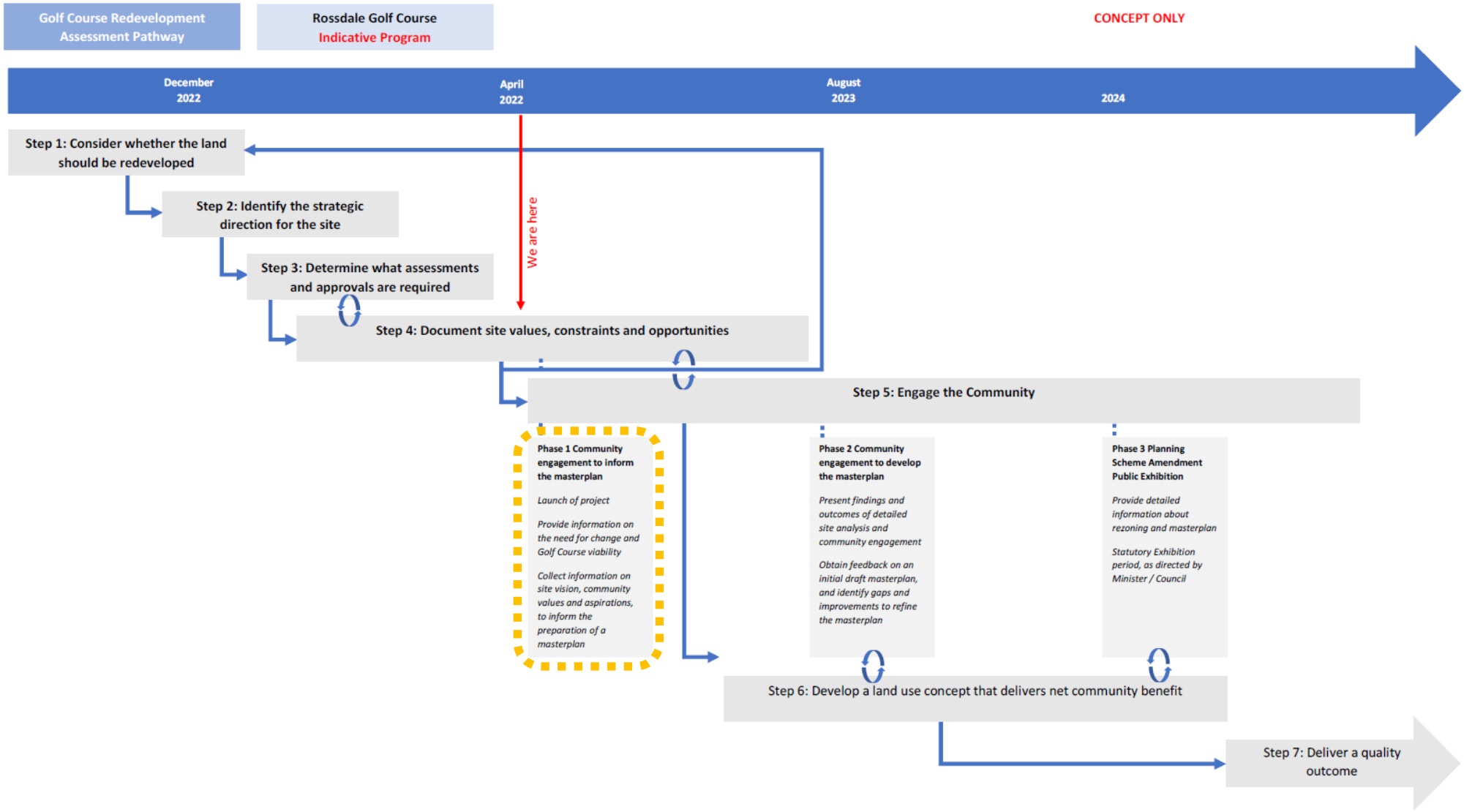


Figure 2: Indicative program of redeveloping the Rossdale Golf Course site – Note Step 5 "engage the community" spans three distinct phases of plan development.

2.2 Scope of Engagement

This phase of engagement focused on:

- launching the Rossdale Golf Course development proposal and introducing the project team,
- testing and validating preliminary findings about the Rossdale Golf Course's viability,
- and collecting information about the community's visions, values, and interests for the Rossdale Golf Course area, which can inform and be incorporated into the Masterplan for the development.

2.3 Engagement limitations

The engagement methodology while robust, also has several limitations that should be acknowledged when reading this report. These are outlined below.

- Capire has reported on information documented by participants and interpreted the information to represent the views of participants as closely as possible.
- The engagement program included multiple opportunities for participants to contribute. Some people may have taken part in multiple engagement activities, for example completed the survey and participated in a site tour. Their views may have been captured more than once.
- In some instances, participants did not respond to all survey questions, this meant that some questions received fewer responses than others.
- People who participated in the engagement self-selected to take part. As such, whilst efforts have been made to gather the views of a broad range of stakeholders and the local community, the findings reported in this report do not necessarily reflect the views or sentiments of the wider community, nor should it be seen as a representative sample of the general population.
- Demographic data was captured through the survey, but not the site tours or pop-ups.
- In some instances, participants used the opportunity to provide feedback that was not directly related. This feedback has not been included in this report however all data collected has been provided to the Rossdale Golf Club.
- It is acknowledged that distribution of postcards was only delivered to residential addresses that accept Junk Mail., thus, some local residents did not receive a postcard.

2.4 Next steps

Following this report, the project team will undertake the following steps:

1. Provide ongoing updates to participants who provided their contact details and signed up for updates.
2. Review and interpret the engagement findings.
3. Update Kingston City Council and local members on the project progress.
4. Prepare a draft Vision and Concept Masterplan for the site.
5. Undertake Phase 2 of community and stakeholder engagement to:
    a. Present the draft Vision and Concept Masterplan.
    b. Describe how Phase 1 engagement helped formulate the draft Vision and Concept Masterplan.
    c. Gather further community feedback, insights, and sentiments about the draft Vision and Concept Masterplan.
    d. Identify any gaps or potential improvements to the Vision and Concept Masterplan.
6. Undertake Phase 3 of community and stakeholder engagement:
    a. Support any statutory exhibition of the proposed Concept Masterplan and associated planning scheme amendment including required rezoning as required.
    b. Support the community, club members and stakeholders understand the detail of the proposed development concept and associated policy changes.
    c. Provide detailed technical information to assist consideration of the proposed development.

3 Engagement approach

This section summarises the communication, promotion and engagement tools used to undertake Phase 1 engagement regarding the rezoning and redevelopment of the Rossdale Golf Course site in Aspendale.

3.1 Communication, promotion and engagement tools and activities

Throughout the Phase 1 engagement period (Wednesday 19 April to Wednesday 17 May), the team sought to proactively engage with a wide variety of potential stakeholders and interested community members.

Communication and promotional material provided information about the need for change, the site and surrounding context, preliminary site investigations, the planning and development process, and potential future land uses. Engagement opportunities were also promoted, and people were encouraged to visit the website to find out more information. See Table 1: Communication, promotion and engagement activities used during Phase 1 engagement for details on each tool and activity.

Table 1: Communication, promotion and engagement activities used during Phase 1 engagement

TOOLS AND ACTIVITES	DESCRIPTION AND PURPOSE
CLUB STATEMENT 	On Monday 10 April 2023, the Club released a Club statement titled 'Rossdale Golf Club Re-Zoning Update' to all Rossdale Golf Club members. The Club Statement provided a summary to date, and a summary of the upcoming engagement process including an invitation of the upcoming member information night for all voting members of the Club.
INFORMATION NIGHT 	The Club ran a member information night for all Rossdale Golf Club voting members at 6pm Monday 17 April 2023. The information night comprised of a presentation focusing on the community engagement process, and a question-and-answer time. More than 120 voting members attended. This member information night followed ongoing communication the Club has had with members regarding the state of the Club's finances and relocation. This included during Annual General Meetings every year and seven other member information nights since 2018.
WEBSITE 	The website (https://www.rossdalegolfcourseaspendale.au/) was launched on 19 April 2023 and provided up to date information about background information, frequently asked questions, engagement opportunities and a link to the Rossdale Golf Club website. The website also provided an enquiry form, phone number and email address (info@rossdalegolfcourseaspendale.au) to enable people to get in contact with the team. During the engagement period a total of 2,500 visitors visited the website, resulting in 3,176 site visits (including repeat visits). The Rossdale Golf Club website included a link to the website to provide an easy access point.

TOOLS AND ACTIVITES	DESCRIPTION AND PURPOSE
	See Appendix A for screenshots of the website.
POSTCARD 	In total, 2,700 flyers were physically distributed to residential dwellings that accept Junk Mail in Aspendale on 20 and 21 April 2023. Flyers raised awareness about the proposed site redevelopment, possible future uses, a map of the site in context of the surrounding areas, how community members could get involved, and a QR code that directed people to the project website. See Appendix B for the flyer design and distribution map.
FACEBOOK 	The Rossdale Golf Club Facebook page posted four posts sharing that the Phase 1 engagement is open and promoting opportunities to get involved. The third post (2 May) shared some engagement findings to date. All posts were geo-boosted to appear as advertisements for people who do not follow the Rossdale Golf Club's Facebook page. They were boosted to all demographics within 5-kilometres of the site, for everyone aged 18 years and over. The posts got the following reach and engagement: • 19 April – Reached 2728 people, 476 post engagements. • 24 April – Reached 1990 people, 110 post engagements. • 2 May – Reached 5820 people, 233 post engagements. • 9 May – Reached 6814 people, 240 post engagements. See Appendix C for the Facebook posts.
EMAILS 	At mid and late points of the engagement period, the project team emailed local community and stakeholder groups. These groups included local sporting and recreational clubs, community groups, environmental groups, service providers such as educational facilities, and hospitality. See Appendix D for the list of local community and stakeholder groups contacted. These groups were chosen due to being local to the site and having an email or online contact form. Community members who are interested in the project, process and future of the site were invited to sign up to receive ongoing updates via the website, survey, engagement activity registration and at pop-ups. They were emailed on 11 May 2023 and 15 May 2023. All registrants will continue to receive future updates including before and during Phase 2 engagement.
DOORKNOCKING 	Team members doorknocked 109 nearby neighbours of the site on 26 April and 27 April 2023. Most properties doorknocked abut the site. (Figure 3) 44 of the 109 properties were available for conversations. Depending on the neighbours' interest and available time, team members provided collateral (including a postcard and fact sheets), shared project information and how else to get involved, answered questions and asked some questions. The questions included their vision for a new community on the site, opportunities the site provides for the Aspendale community, best ways to receive future project updates and if they would like to be kept up to date.

TOOLS AND ACTIVITES	DESCRIPTION AND PURPOSE
	For the 56 properties who were unavailable for conversations, a postcard and 'sorry we missed you…' flyer with further information about how to get in contact was left at their door or in their letterbox. See Appendix E for the map of near neighbours doorknocked.
WEBINAR 	A 1-hour online webinar was held at 6pm 4 April 2023 to provide background information by the Club, facilitated opportunities to ask the team questions, and to promote the current and future engagement activities. Following the webinar, the recording, presentation and questions asked (with answers) were included on the website. Until Wednesday 17 May, the presentation was downloaded 55 times (by 38 visitors) and the recording was viewed 25 (by 21 visitors). Appendix F outlines the webinar agenda and presentation
FACT SHEETS 	Four fact sheets were published outlining key information. All fact sheets were available to download on the website, in addition to hard copies during doorknocks, pop-ups, and site tours. See below for a summary of each fact sheet and the number of times each fact sheet was downloaded during the engagement period (Wednesday 19 April to Wednesday 17 May). 1. **The Project Overview** fact sheet summarised background information, why the site is being redeveloped, what preliminary investigations have begun, community engagement objectives, community-inspired vision and how to get involved, in addition to next steps and the timeline. 46 downloads from 46 visitors. 2. **The Frequently Asked Questions** fact sheet included questions and answers under the following themes: General questions, the planning and development process, future land uses and community engagement. The fact sheet and frequently asked questions on the webpage were updated on 11 May 2023 following questions received during the webinar. 44 downloads from 41 visitors. 3. **The Rossdale Golf Course and Club** fact sheet summarised the overview and history, finances, current operations, current and upcoming process, and community engagement objectives. 45 downloads from 45 visitors. 4. **The Environment, Open Space and Wetlands** fact sheet summarised independent preliminary investigations undertaken to date. These consisted of 'Cultural heritage' (2022 Study undertaken by Tardis Archaeology Heritage Advisors), 'Wetlands' (2022 Study undertaken by Ecology and Heritage Partners), 'Flora' (2022 Study undertaken by Ecology and Heritage Partners (Biodiversity Assessment) and Homewood Consulting (Preliminary Tree Assessment), and 'Fauna' (2022 Study undertaken by Ecology and Heritage Partners). Technical site assessments continue to be completed. 32 downloads from 31 visitors. The *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes (June 2020)* was also included on the website and was downloaded 18 times from 15 visitors.

TOOLS AND ACTIVITES	DESCRIPTION AND PURPOSE
ONLINE SURVEY 	An online survey was included on the website from 19 April to 17 May 2023. The survey asked participants to share their vision for the site, opportunities the site provides for the Aspendale community, values and objectives regarding vegetation and water management, cultural heritage, landscape and urban design, sustainability, housing, community facilities, in addition to recommendations for future communications and engagement, additional comments, and demographic information. 387 surveys have been completed. See Appendix G for the survey questions.
POP UPS 	Three 2.5 hours informal 'pop-ups' were held near the site to raise awareness about the project, provide community members with information and opportunities to talk to and ask questions of the project team, hand out collateral including postcards and fact sheets, and ask the following two questions: 1. What is your VISION for a new community on the site? (Think about what you would like to see, hear, and feel in your ideal community) 2. What do you VALUE about the site and surrounding areas that could be incorporated into any future changes? Pop-up details: • Saturday 6 May 10am to 12:30pm outside FoodWorks Aspendale • Wednesday 10 May 3:30pm to 6pm outside FoodWorks Aspendale (Figure 4) • Thursday 11 May 3:30pm to 6pm at Regents Park See Appendix H for the pop-up posters.
SITE TOURS 	Two in-person site tours were held on the site to provide community members and stakeholders the with background and thematic information, and opportunities to visit specific site locations, and share concerns, questions and ideas regarding change, the site, visited locations and themes. The site tours were held on: • Saturday 13 May 10am to 12pm (Figure 5) • Monday 15 May 3pm to 5pm (Figure 6) See Appendix I for the site tour plan.

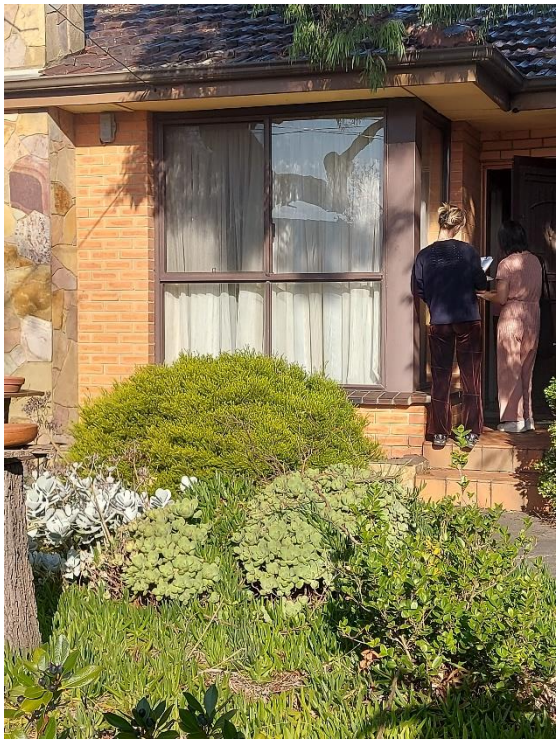


Figure 3: Wednesday 26 April doorknocking



Figure 4: Wednesday 10 May pop-up



Figure 5: Saturday 13 May site tour



Figure 6: Monday 15 May site tour

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3.2 Participation

Approximately 519 people participated in the engagement. Table 2 provides an overview of the participation in each engagement activity.

Table 2 Overview of activity participation

387

Online surveys completed

44 of the 109

properties door knocked were available for conversations

60

People were talked to at a pop-up

28

People attended a site tour

(56 people registered)

3.3 Online survey demographics

To understand who participated in the online survey, respondents were asked demographic questions.

3.3.1 Gender

As shown in Figure 7, 49% (188) of survey respondents identified as male and 49% (189) identified as female. 0% (1) identified as non-binary or gender fluid and 0% (1) identified as a 'cat'. 2% (8) of survey respondents preferred not to say.

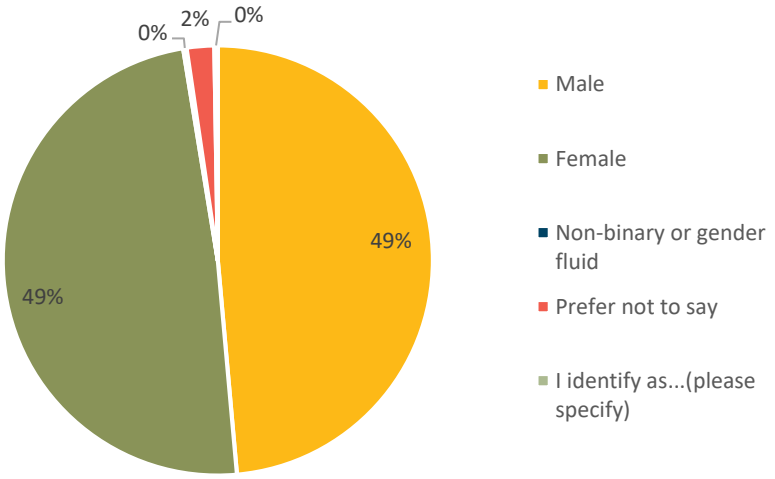


Figure 7: Gender of survey respondents (n=387)

3.3.2 Age range

Figure 8 displays the percentage of survey respondents per age group in comparison to the percentage of Edithvale-Aspendale population per age group (according to the 2021 Australian Census). There was an uneven spread with the dominant and over-represented age groups being the 40 to 49 (33%, 127) and 50 to 59 (25%, 95) years age groups. One respondent was 19 years or younger and two were 80 years or older which were both under-represented age groups.

Despite over and under-representation across age groups, as presented in Section 3.3.4 below, many survey respondents answered the survey as a household, thus many age groups may have been represented in these households.

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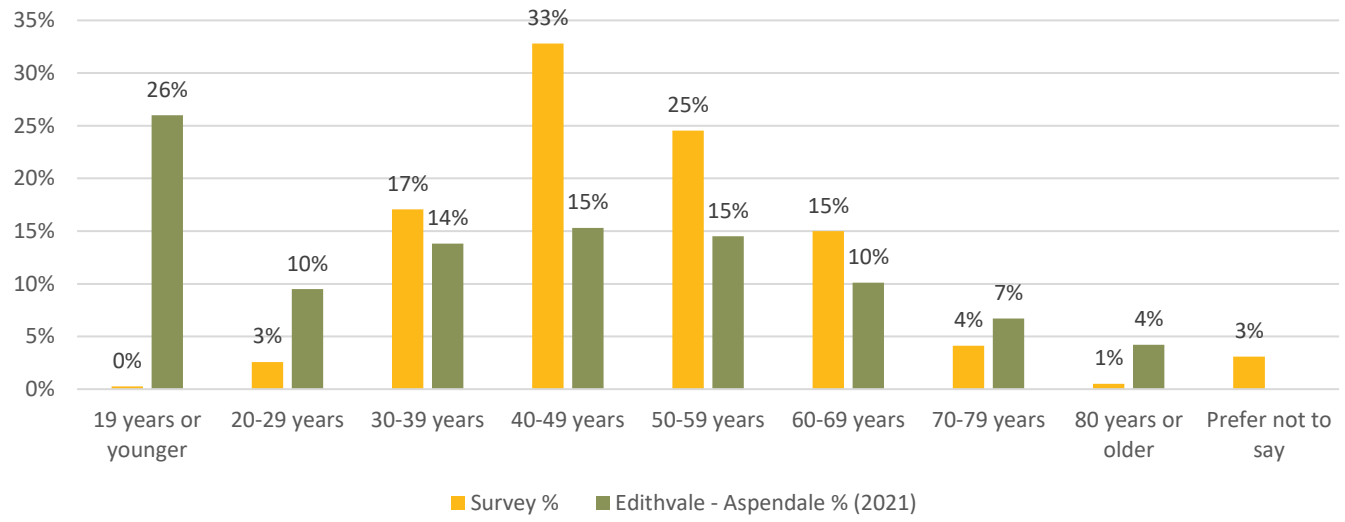


Figure 8: Age groups of survey respondents in comparison to the 2021 Edithvale – Aspendale population (n=387)

3.3.3 Primary connections to the site

Figure 9 shows survey respondents primary connection(s) to the site. Respondents were able to choose up to two most relevant options. 48% (270) of respondents live near the golf course, while 21% (109) use Regents Park and 16% (98) visit the clubhouse for events or for leisure.

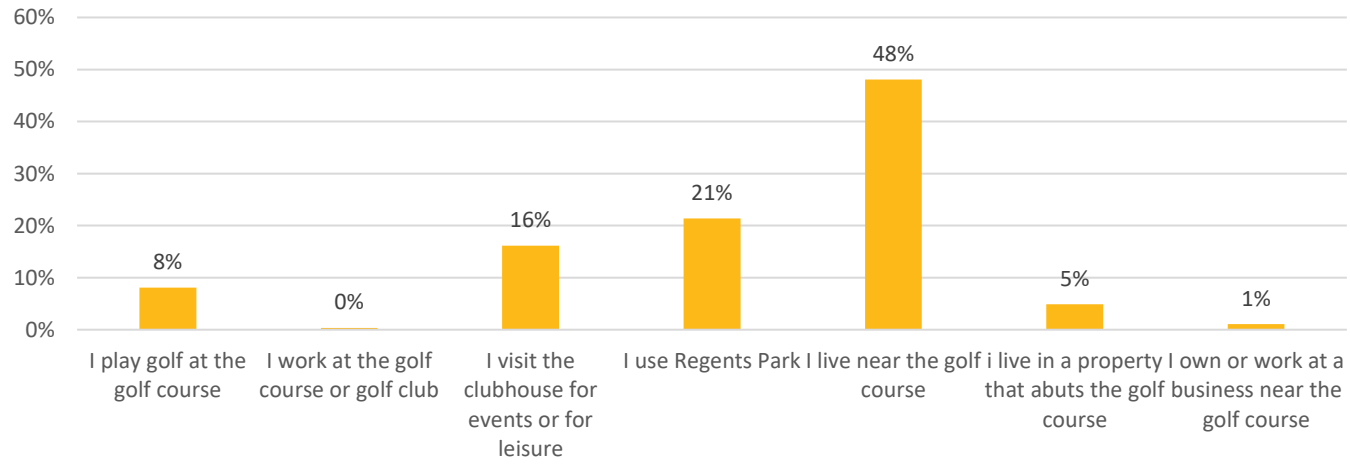


Figure 9: Survey respondents' primary connections to the site. Respondents were able to choose up to two options (n=384)

3.3.4 Individual, household or organisation

Survey respondents were asked if they were answering the survey as an individual, a household or as a representative of an organisation. As shown in Figure 10, 62% (241) responded to the survey as an individual. 1% (3) of respondents completed the survey as an organisation representative. The represented groups and organisations were:

- YourLand Developments,
- Bardoel Constructions,
- and Friends of Mordialloc Catchment.

As stated in Table 1, many other local community and stakeholder groups were invited to complete the survey via email.

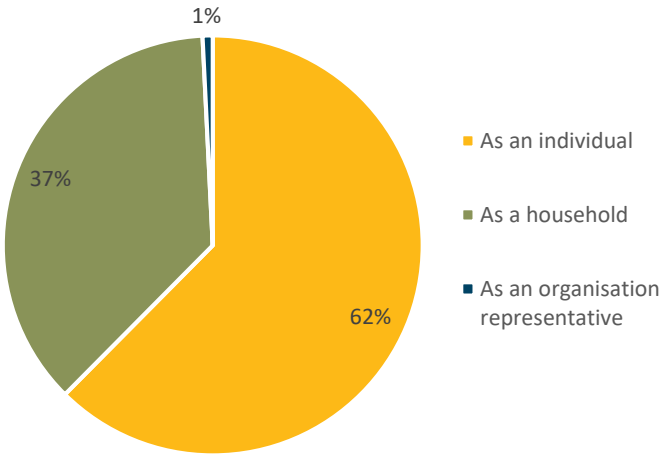


Figure 10: Whether survey respondents were filling the survey in as an individual, household or representative of an organisation (n=386)

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4 Summary of key findings

During the engagement activities, participants were asked about their vision for the site, values, constraints, and opportunities the site provides for the Aspendale community, vegetation and water management, cultural heritage, landscape and design, sustainability, housing, community facilities, and communication and engagement. Additional comments were also provided.

The following summarises the visions, opportunities, concerns, and ideas collected during the Phase 1 engagement period.

1. There exists a high level of community interest in the potential redevelopment of the Rossdale 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.
    b. A range of new housing opportunities would be supported by some, but not by others.
    c. 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-Seaford wetlands corridor.
    c. Providing new walking, cycling connections to the Edithvale-Seaford 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 Rossdale 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:

    Communication tools

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

    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:

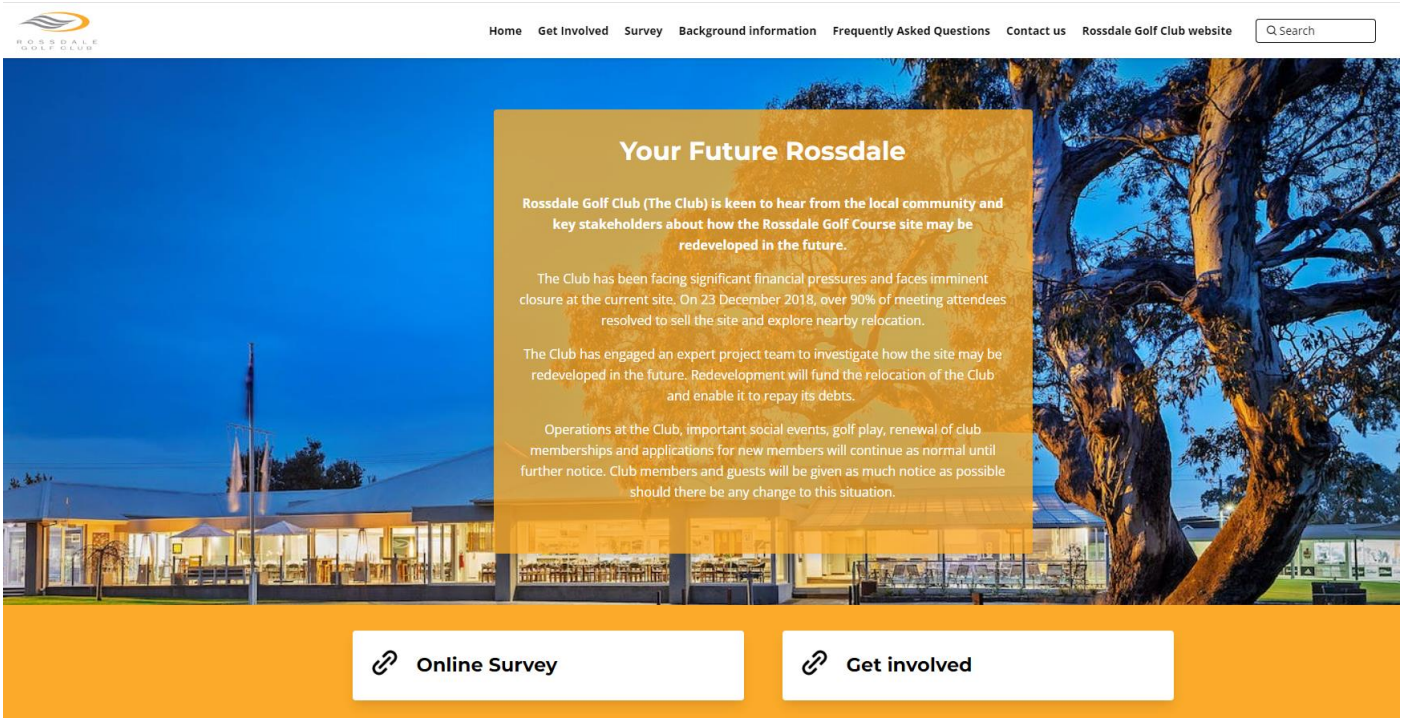
    a. Not rezoning and developing the site.
    b. Impacts on traffic and parking.
    c. Inclusion and type of housing including on the eastern side of the site with the Land Subject to Inundation Overlay.
    d. Provision of open space, flora and fauna habitat and community facilities.
    e. The 6th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



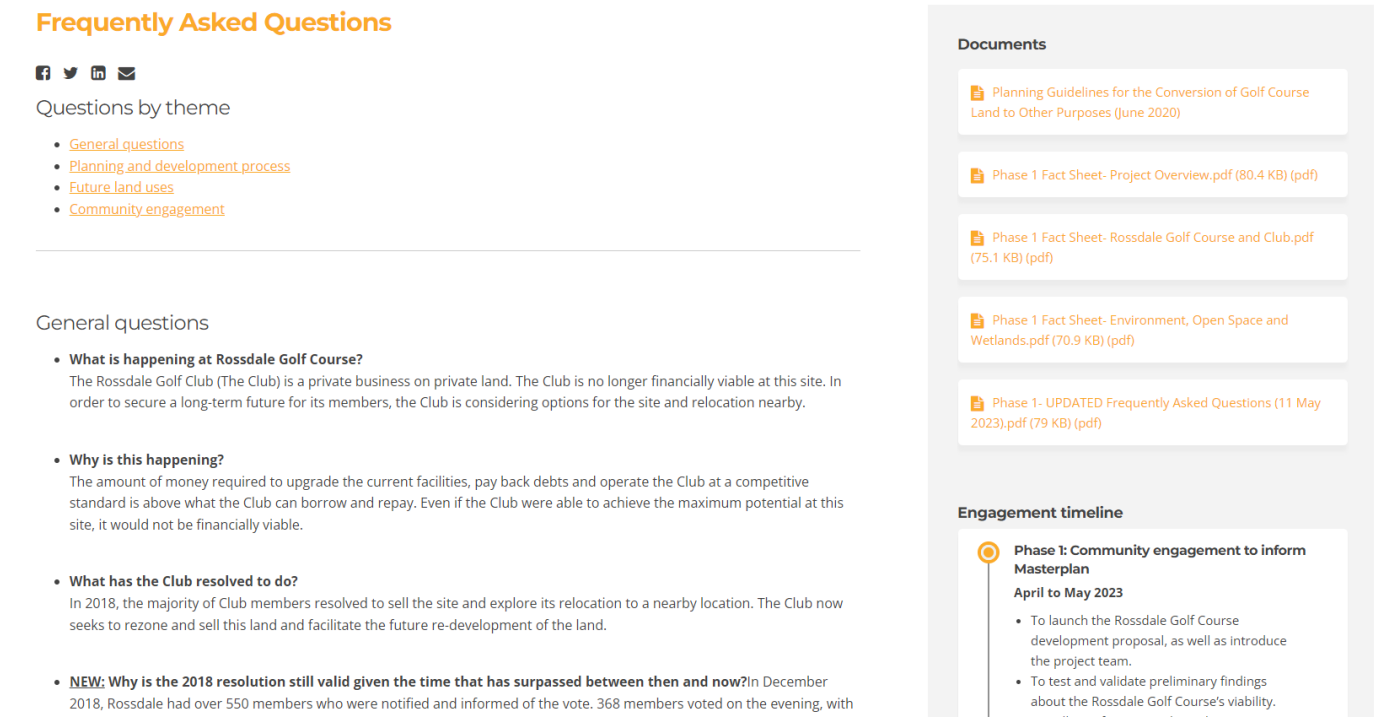
Appendices

Appendix A. Screenshots of website

Home page (https://www.rossdalegolfcourseaspendale.au/)



Frequently Asked Questions page (https://www.rossdalegolfcourseaspendale.au/faqs)



Appendix B. Postcard design and distribution map



Get Involved

There are multiple opportunities to provide your thoughts and ideas on the future of the Rossdale Golf course site.

To be involved, join us at one of our events:

Online survey
rossdalegolfcourseaspendale.au/survey

Webinar
6pm Thursday 4 May 2023
Register via website:
rossdalegolfcourseaspendale.au/getinvolved

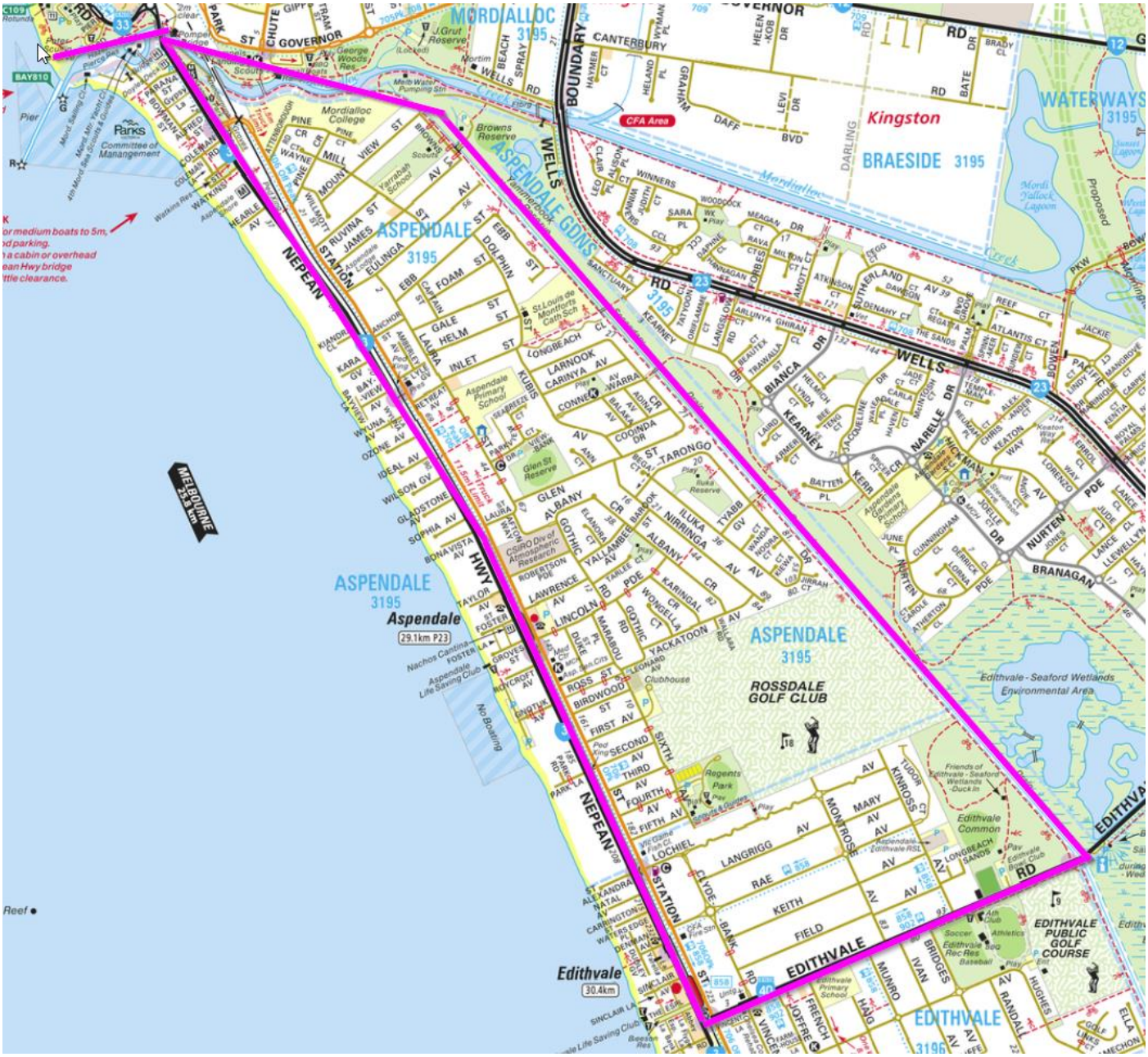
Street doorknock
Near neighbours of site between
26 April and **28 April 2023**

Site tours
Saturday 13 May
Monday 15 May
Register via website:
rossdalegolfcourseaspendale.au/getinvolved

Contact
Website rossdalegolfcourseaspendale.au
Email info@rossdalegolfcourseaspendale.au
Phone 03 9021 0602 *(answering machine only)*
We will aim to contact you within 3 business days

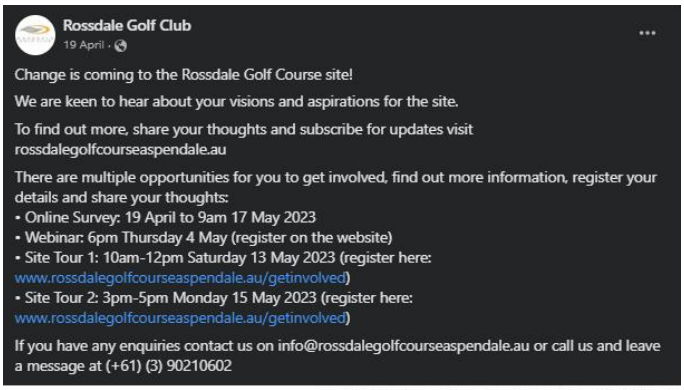


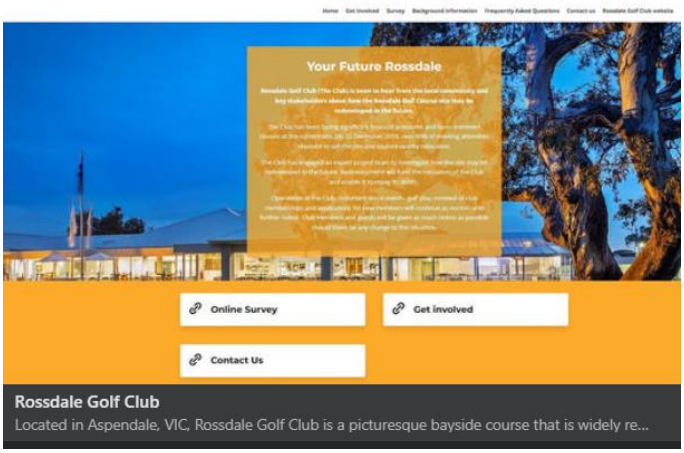
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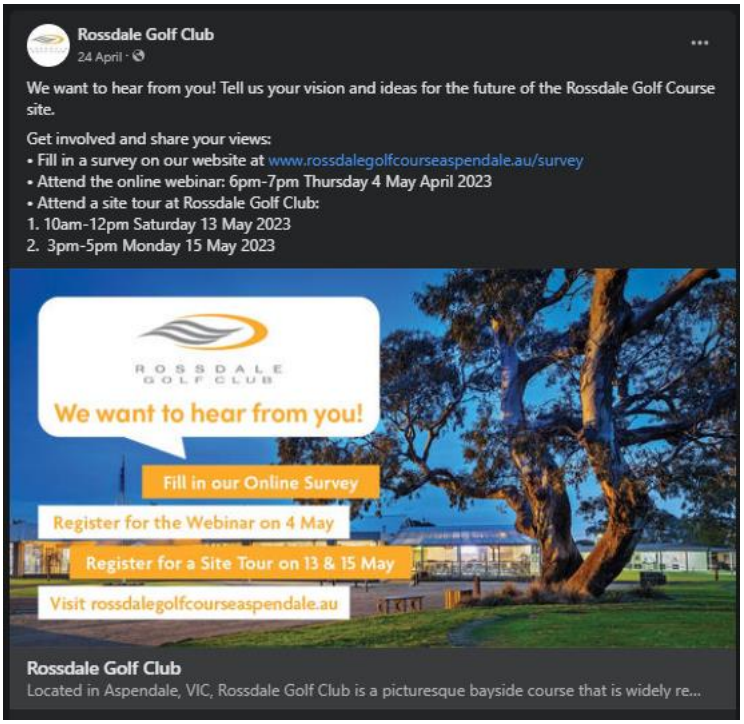

ROSSDALE
GOLF CLUB
ASPENDALE
3195
MORDIALLOC
3195
BRAESIDE 3195
Kingston
EDITHVALE
EDITHVALE PUBLIC GOLF COURSE
Aspendale
29.1km P23
Edithvale
30.4km
NEPEAN HWY
WELLS
BOUNDARY
STATION
Edithvale - Seaford Wetlands Environmental Area
Edithvale Common
Aspendale Primary School
Edithvale Primary School
Mordialloc College
Browns Reserve
Glen St Reserve
Regents Park
Clubhouse
No Boating
MELBOURNE 25.5 km
Reef
Parks Victoria
Committee of Management

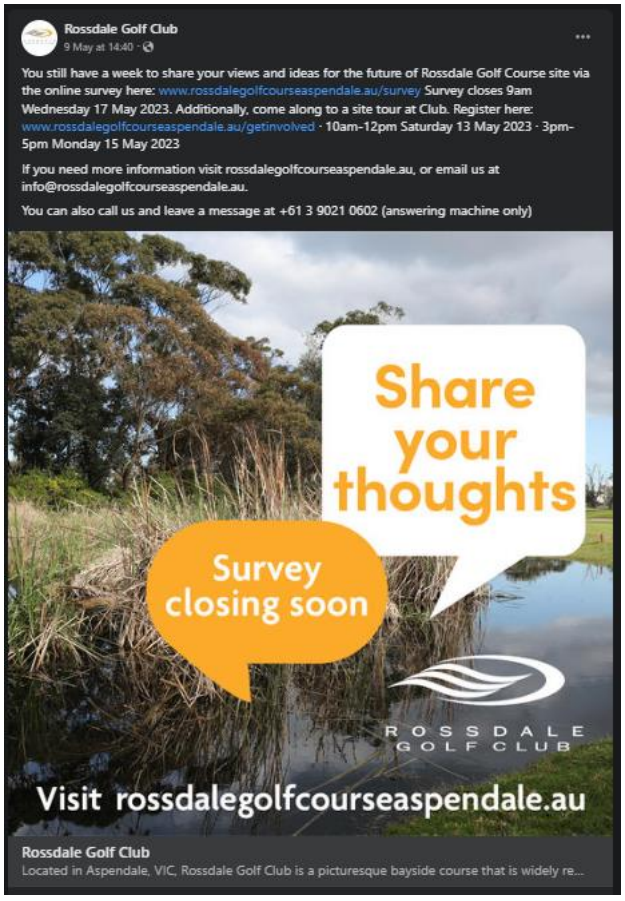
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Appendix C. Facebook posts











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Appendix D. List of local community and stakeholder groups contacted

Local sporting and recreational clubs

- Aspendale Cricket Club
- Aspendale Lifesaving Club
- Aspendale Stingrays Soccer Club
- Aspendale Tennis Club
- Edithvale – Aspendale Netball Club
- Edithvale Aspendale Sporting Club
- Golf Australia – Victorian Office

Community groups

- 3196 Beach Patrol
- Aspendale Gardens Residents Association
- Aspendale Presbyterian Church
- Chelsea and Parkdale library

Environmental groups

- AWARE Wildlife Rescue
- Friends of Edithvale – Seaford Wetlands
- Friends of Mordialloc Catchment

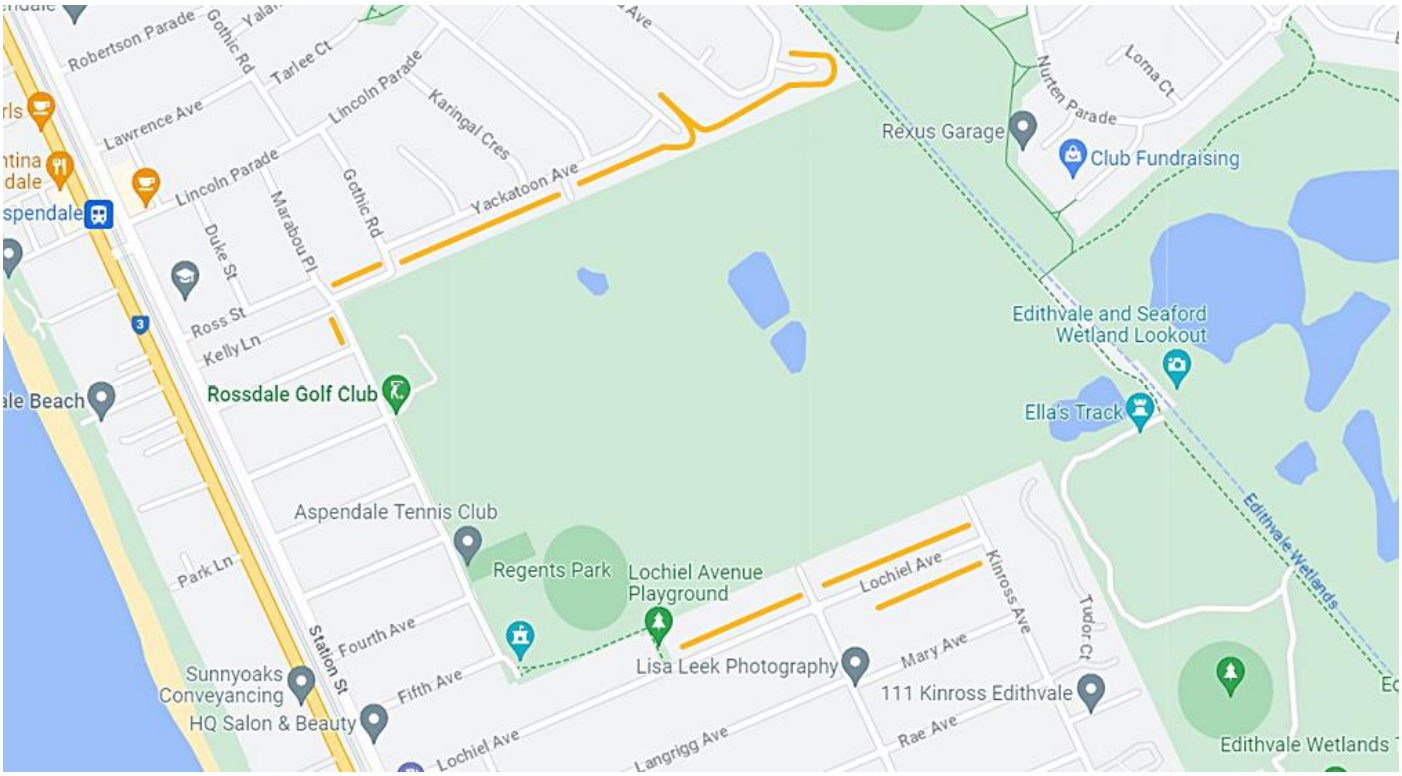
Service providers

- Aspendale Gardens Community Service
- Aspendale Gardens Primary School
- Aspendale North Kindergarten
- Better Learning Australia
- Edithvale Country Fire Authority
- Edithvale Preschool
- Edithvale Primary School
- Nola Barber Kindergarten
- South-East Water

Hospitality

- Bo Gurks
- Mama Nuoi
- Two Farm Girls Café

Appendix E. Doorknocking map



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Appendix F. Webinar agenda and presentation

Date/time:	Thursday 4 May 2023 6pm-7pm
Location	Zoom

6:00pm	Welcome
6:01pm	Welcome and Acknowledgement of Country
6:02pm	Introduction and Overview
6:05pm	Presentations • Background information including the rationale and need for change • Planning process and guidelines and Preliminary site investigations results Rossdale Golf Club
6:27pm	Engagement opportunities
6:30pm	Panel Q&A
6:55pm	Wrap up and next steps
7:00pm	Close



We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Objectives

1. To introduce you to the potential redevelopment and project team.
2. To inform you about the project including:
   - the need for change,
   - the planning process and policy context,
   - and key information from preliminary site investigations.
3. To share information about opportunities for you to provide site visions, values and aspirations.
4. To provide you with an opportunity to ask the project team questions.

Housekeeping

- If your Zoom webinar freezes at any time, leave and re-join the webinar using the **'Leave'** button at the bottom right of your screen.
- Use the **Chat function** to ask for **technical assistance.**

Chat

- We are **recording the webinar which we'll upload to the website for others to view.**

Q& A

Q&A

- To submit a **question**, use the **Q and A button** at the bottom of your screen.
- Answers to any questions we do not get to after the presentations will be provided on the project website (Q&A page and PDF) once we compile the answers over the next few business days.

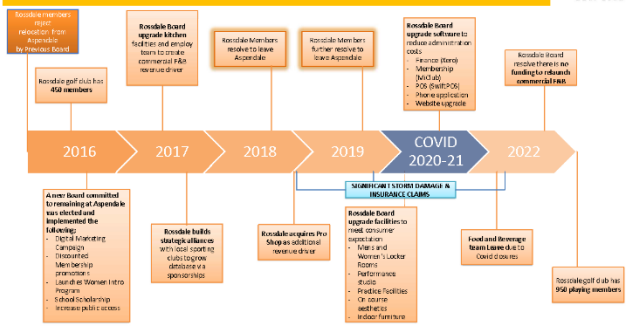
Tonight's agenda

1. Background information including the rationale and need for change
2. Planning process and policy context
3. Preliminary site investigations
4. Engagement opportunities
5. Panel Q&A
6. Wrap up and next steps

Tonight's speakers

1. **Andrew Noonan**
   General Manager, Rossdale Golf Club
2. **Nick Clements**
   Senior Principal Town Planner, Tract

Rossdale Golf Club - Timeline



Rossdale Golf Club – Where are we now?

Since 2019 Rossdale Golf Club has introduced over **1100** new members, however, have **retained less than 40%**

Member Exit Interview Themes (Consumer Feedback)
60% Joined due to discount membership
57% Have joined or are considering joining another golf club in the area
Price increases and Course condition are the two highest reasons for leaving
Rossdale is 23% overpriced for the facilities provided

Members Leaving for better value

Board Identifies Four Capital Spend Requirements to meet Member & Resident Feedback

- **Clubhouse upgrade & Increased Staffing** (Food and Beverage Services)
- Maintenance Facility & Irrigation System Overhaul
- Increased Course Maintenance Staffing
- Course Master Plan & Design Improvements and drainage (Storm Events, Golf Ball & Tree damage to property)

"When considering cash flow shortages, Rossdale does not have the capital required to repair or upgrade its facilities to meet consumer expectations and retain members"

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Rossdale Golf Club – The Need for Change

Business KPI's 2016-2023
Clubhouse (F&B) profitable
Pro Shop Profitable
Subscription revenue increased by over 40%
Green Fee Revenue increase (10 year high)
Wages maintained (Less than CPI since 2016)

* The Average Rossdale member playing subscription is $1683

Major Fixed Cost Increases
Property Insurance and Excess (Storm Events & resident claims)
Affiliation Fees – Player Insurance
Machinery Lease
Fuel & Course Chemical
Cost of Goods - Inflation (Non-fixed cost)

* Fixed costs at Rossdale are currently $2.1million

"Despite the efforts of Rossdale's Board, Members and Staff to ensure Rossdale's viability at Aspendale, *membership subscriptions and department profits do not fund its fixed costs and coupled with debt, this is now no longer possible. As numerous other golf clubs have done, the Board has engaged a team to secure the rezone required to gain the funding to ensure its long term preservation"*

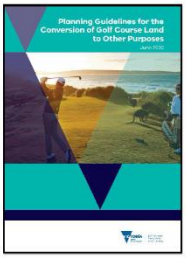
The Rossdale Golf Course site

- The Rossdale Golf Course (the site) is approximately 43.5ha in area.
- The Aspendale Railway Station and accompanying shops are located approximately 400-450m north-west of the site.
- The Edithvale-Seaford Wetlands and a number of sporting grounds are located to the east of the site.
- There is a significant network of trails located to the east of the site. Regents Park immediately abuts the south-west corner of the site.
- Existing single and double storey houses abuts the site to its north and south.
- Sixth Avenue forms the western interface.
- A number of existing local streets end at the boundary of the site.



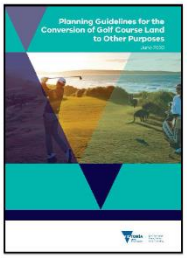
Policy Context – Planning Guidelines (1 of 2)

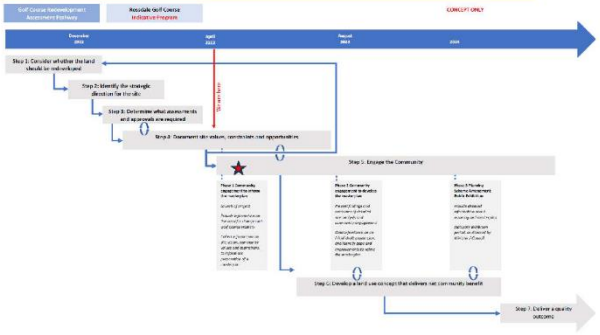
- Introduced by the State Government in June 2020 in response to growing demand to redevelop existing golf courses.
- The guidelines set out clear expectations for all stakeholders, including the community, about how golf courses should be redeveloped.
- The guidelines provide for a seven-step approach:
  1. Consider whether the land should be redeveloped.
  2. Identify the strategic direction for the site.
  3. Determine what assessments and approvals are required.
  4. Document site values, constraints and opportunities.
  5. Engage the community.
  6. Develop a land use concept that delivers net community benefit.
  7. Deliver a quality outcome.



Policy Context – Planning Guidelines (2 of 2)

- **Prior** to a proposal being formulated, the guidelines require proponents to engage with the community.
- **Today's webinar illustrates the commencement of this engagement.**
- Our engagement seeks 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.*
- Further consultation will occur after a proposal has been prepared, both led by the proponent, and led by the Planning Authority (Council) - as outlined on the project website.





Planning & Environmental Approvals

The project team has determined that the following planning and environmental approvals will likely be required (subject to confirmation by appropriate authorities):

- Planning Scheme Amendment (alteration of zone and overlay controls)
- Planning Permit Application (subdivision, buildings and works, removal of vegetation TBC)
- Environment Protection and Biodiversity Conservation Act referral (removal of vegetation TBC)

At this point in time, the project team does not believe an Environmental Effects Statement (or referral) will be required.

However, this will be confirmed as the technical studies are finalised and the masterplan is further progressed, and will be confirmed with relevant authorities.

Preliminary Site Investigations

The following preliminary site investigations have, or are soon to be completed:

- Arboriculture
- Archaeology & Aboriginal heritage
- Community infrastructure
- Drainage
- Ecology
- Civil and drainage engineering
- Environmental (contamination)
- Landscape
- Planning
- Survey
- Environmental sustainability
- Traffic engineering
- Urban design

Policy Context – Planning Zones

- The site is zoned **Special Use Zone** - Schedule 1 (SUZ1).
- It is intended that the site would be rezoned through this process.



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Policy Context – Planning Overlays

- The site is partially impacted by the **Land Subject to Inundation Overlay** (LSIO) and the **Special Building Overlay** (SBO).
- These overlays reflect the areas of the site that are currently liable to flooding.



Preliminary Site Findings – Landform & Drainage

- The site falls gradually from the west to east, towards the Edithvale-Seaford Wetlands.
- There are small undulations across the site, which is reflective of the man-made golf course landform.
- There are a number of water bodies located across the site.



Preliminary Site Findings – Landform & Drainage



Existing water body in the south west corner of the site, adjacent to Regents Park



Existing water storage in south eastern corner of the site. This water is used to irrigate the golf course

Preliminary Site Findings – Vegetation

Arboricultural Assessment

- 1,955 trees records were assessed across the site, which included 29 groups (containing 250 trees).
- **94 tree record were assessed as 'Very High' or 'High' retention value.**
- 717 tree records were assessed with a **'medium' retention value.**
- **1026 tree records were assessed with a 'low'** retention value.
- **118 tree records were assessed as 'Third Party Ownership' (located outside of the site.**
- 82% of vegetation was either Victorian or Australian Native.



Preliminary Site Findings – Vegetation



Existing River Red Gum located near club facilities



Monterey Pine Trees in the central section of the site

Preliminary Site Findings – Ecology

Biodiversity Assessment

- 132 flora species (82 indigenous and 50 non-indigenous) were recorded within the site. No nationally or state significant species were recorded.
- 37 fauna species were recorded in the site comprising 36 birds (30 native & 6 introduced) and one introduced fish.
- Three Ecological Vegetation Classes (EVCs) were mapped within western part the site.



Preliminary Site Findings – Opportunities & Constraints

As part of any future proposition, the project team are aware that:

- Future development will need to respond to existing residential interfaces along the northern, southern and western site boundaries.
- Vehicle access into and through the site will need careful consideration and may connect to existing roads abutting the site.



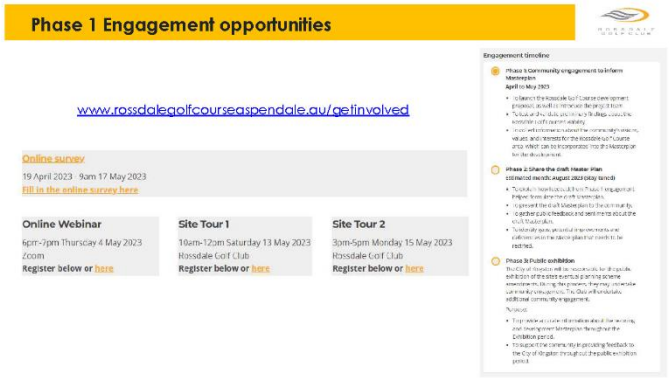
Preliminary Site Findings – Opportunities & Constraints

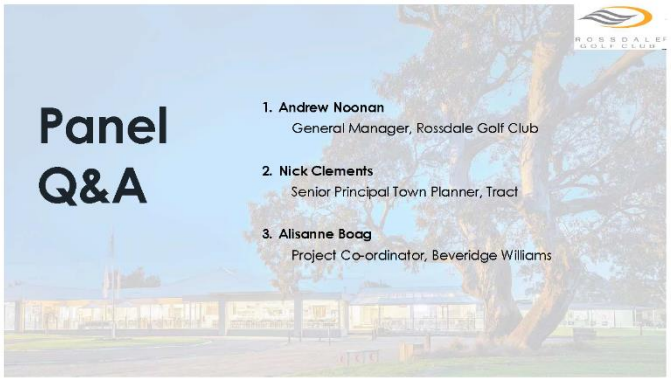
Some opportunities that arise as part of a future proposition may include:

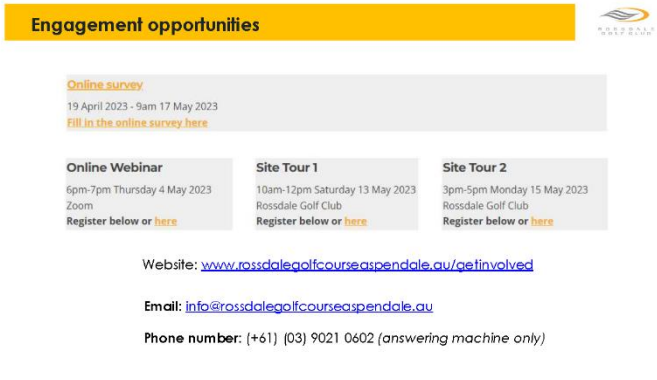
- **Opening the site up** to the Aspendale, Edithvale and Aspendale Gardens communities.
- **Providing walking and cycling connections** through the site into the Edithvale & Seaford Wetlands, Regents Park and adjoining neighbourhoods.
- **Maximising the retention of high value trees** and habitat within future parks and streetscapes.
- **Providing improved passive surveillance** of existing parklands.
- Providing **swales and wetland systems** that treat stormwater and **connect into the existing Edithvale-Seaford wetlands**.



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Phase 1 Engagement opportunities
www.rossdalegolfcourseaspendale.au/getinvolved
Online survey
19 April 2023 - 9am 17 May 2023
Fill in the online survey here
Online Webinar
6pm-7pm Thursday 4 May 2023
Zoom
Register below or here
Site Tour 1
10am-12pm Saturday 13 May 2023
Rossdale Golf Club
Register below or here
Site Tour 2
3pm-5pm Monday 15 May 2023
Rossdale Golf Club
Register below or here
Engagement timeline


Panel
Q&A
1. Andrew Noonan
General Manager, Rossdale Golf Club
2. Nick Clements
Senior Principal Town Planner, Tract
3. Alisanne Boag
Project Co-ordinator, Beveridge Williams


Engagement opportunities
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Website: www.rossdalegolfcourseaspendale.au/getinvolved
Email: info@rossdalegolfcourseaspendale.au
Phone number: (+61) (03) 9021 0602 (answering machine only)


Thank you
Phase 1 Webinar
04 May 2023
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Appendix G. Online survey

Your Future Rossdale 2023

Phase 1 – online survey

Thank you for taking the time to complete this survey.

This survey is about the future of approximately 43.5 hectares of privately held land in Aspendale with the main address of Sixth Avenue, Aspendale, currently owned by Rossdale Golf Club (the Club) and used as a golf course and club facilities.

The purpose of this survey is for the Club to better understand your vision for the potential redevelopment of the site, and what is important to you about the existing golf course site, as we continue to plan for its future.

After providing background information, we will ask you questions about various aspects covering:

- Whether you have a vision for the future redevelopment of the Rossdale Golf Course site.
- What vegetation and water management ideas you might have.
- What sort of community facilities, landscape, open space, or urban design ideas you might have for the site.
- What type of housing, architecture, land uses or buildings you would like to see.
- Your ideas for incorporating cultural heritage into the design process and management of the site.
- Your ideas for engaging with the community in the future.

Your comments and suggestions are important to us as they help inform how planning of the site could take place.

This survey is expected to take **15-20 minutes** to complete.

About you

These questions help us understand who we are hearing from.

What is your gender? (tick or highlight)

- Male
- Female
- Non-binary or gender fluid
- Prefer not to say
- I identify as...(please specify)

What is your age range? (tick or highlight)

- 19 years or younger
- 20 - 29 years
- 30 - 39 years
- 40 - 49 years
- 50 - 59 years
- 60 - 69 years
- 70 - 79 years
- 80 years or over
- Prefer not to say

Your Future Rossdale 2023

What is your primary connection to the golf course site? (Choose up to two most relevant options) (tick or highlight)

- I play golf at the golf course
- I work at the golf course or golf club
- I visit the clubhouse for events or for leisure
- I use Regents Park
- I live near the golf course
- I live in a property that abuts the golf course
- I own or work at a business near the golf course

Are you filling in this survey as an individual, household or as a representative of an organisation? (tick or highlight)

- As an individual
- As a household
- As an organisation representative (please specify)

Would you like to be kept up to date with the site's planning progress? (tick or highlight)

- Yes

If yes, please provide your email address to be kept up to date_____

- No

Background information

Rossdale Golf Club has been under significant financial pressure and faces imminent closure. The Club is not able to fund the ongoing needs and Capital requirements needed for long-term viability. Various ways to create a sustainable club have been explored, such as merging with other clubs, however, these were not viable. The Club has had to implement various short-term solutions to address immediate funding needs, including the sale of some land (2,400 square metres).

Despite short term solutions, the current finances are insufficient to meet the Club's needs, including the cost of improving the golf course to meet contemporary design standards and facilities. Coupled with increasing business costs, this means the Club has no choice other than to exit the Aspendale site, sell the land and use the money to find a new golf course for its members.

In 2018, the majority of Club members resolved to sell the Club's site and explore relocation to a nearby location. The Club now seeks to rezone, sell this land and facilitate the future re-development of the land. This emotional and difficult decision was made in the best interests of the Club's long-term viability and to repay its debts.

Rossdale Golf Club has engaged a project team of experts to investigate the site's values and to get a comprehensive understanding of the site opportunities and constraints. This work will inform how the site may be redeveloped and used in the future.

Your Future Rossdale 2023

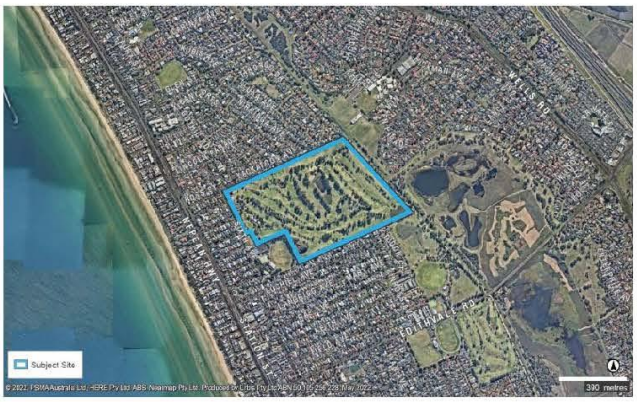
The Club will be following State Government Planning Guidelines that have been documented for the redevelopment of golf course sites: Planning Guidelines for the Conversion of Golf Course Land to Other Purposes (June 2020).

The Club is actively engaging with the local community and key stakeholders to explore key site values, issues, and opportunities. These insights will help inform a site vision for the golf course land conversion. Future use of the site could include community and public spaces, new housing, bicycle and walking access and habitat protection. As part of this process, Rossdale Golf Club is committed to providing a net community benefit for the Aspendale community.

When answering the following questions, please consider the following matters that cannot be influenced:

- The site is privately owned (freehold) land and is not public land. In accordance with the Planning Guidelines for the Conversion of Golf Course Land to Other Purposes (June 2020), the Club is required to investigate whether any government authorities (including the Commonwealth Government, the Victorian Government and City of Kingston) are interested in purchasing the land.
- The *Planning and Environment Act 1987* and Kingston Planning Scheme set out the processes and timelines to rezone and obtain planning approvals for the redevelopment of the site. The *Planning Guidelines for Conversion of Golf Course Land to Other Purposes*, 2020 sets out the pathway for planning the redevelopment of golf course sites and provides guidance on preparing a proposal to redevelop a golf course to ensure a net community benefit and a quality outcome is delivered. The Guidelines are also a good resource for any party interested in understanding the process for redeveloping a golf course in Victoria.
- Future use and development of the site will need to be commercially viable for the future owner of the site.

Community vision



What is your vision for a new community on the site? Think about what you would like to see, hear, and feel in your ideal community.

What opportunities does this site provide for the Aspendale community?

_____

_____

Vegetation and water management

The Rossdale Golf Course site is situated adjacent to the important Edithvale – Seaford Wetlands. The golf course site itself contains planted vegetation and some native vegetation.

What do you value about current vegetation and natural water features on or near the site?

_____

_____

Studies into vegetation and water management

Studies of existing vegetation and water management on the site are still in progress.

While there will be an unavoidable reduction in vegetation on the site, including during construction, we are **committed to supporting local biodiversity in Aspendale through improved vegetation and water management**.

How could development on the Rossdale Golf Course site support better vegetation and water management outcomes in Aspendale?

_____

Cultural heritage

As part of planning for the future of the Rossdale Golf Course site, we want to hear from you about the **cultural heritage significance** of the site and how planning can best manage or promote it.

Are you aware of any unique cultural heritage values or unique features on this site that we could incorporate into any future change of the Rossdale Golf Course site? (tick or highlight)

- No
- Yes

If yes, please explain these unique cultural heritage values or unique features.

_____

Landscape and urban design

We want to understand what **landscaping and urban design elements** would be important to you when planning for the future of the Rossdale Golf Course site.

Please rank the following landscape and urban design objectives from 1 - most important to 9 - least important for the future of the land. (number)

- Protecting mature trees, areas of significant vegetation, or natural habitats
- Reducing flood risk outside of the site and improving water management onsite
- Creating new areas of publicly accessible wetland reserve to enhance biodiversity and strengthen the existing habitat opportunities along the Edithvale-Seaford wetlands corridor
- Providing new walking and cycling connections to the Edithvale Wetlands, Regents Park recreation reserve, as well as immediately adjoining communities
- Providing play spaces on the site
- Integrating environmentally and water sensitive design throughout the site
- Reducing overlooking or detrimental amenity impacts to neighbouring properties
- Providing other uses within the site to support the existing and future residents of Aspendale
- Creating pleasing new views into and outside the site

Are there any other landscape and design objectives we should consider? (tick or highlight)

- No
- Yes

If yes, What other landscape and design objectives should we consider?

_____

Sustainability

As part of the early thinking around the future of the Rossdale Golf Course site, the project team are investigating **sustainability initiatives** that would be beneficial to the redevelopment. These include:

- **Electric vehicle charging stations**
  Chargers, either installed in each dwelling, or common areas throughout the redevelopment, to charge electric vehicles.
- **Dwellings with solar panels and a home battery**
  Installing photovoltaic solar panels and a home battery in each new dwelling throughout the Rossdale Golf Course redevelopment.
- **A community microgrid, powered by renewable battery and neighbourhood battery storage**
  A 'microgrid' is a small 'subset' of the electricity grid that allows communities to generate and

store electricity using renewable energy, at a local level.

- **Carbon neutral development**
  A development that balances the carbon it emits and absorbs.
- **Water recycling throughout the Rossdale Golf Course redevelopment**
  Wastewater can be recycled for other uses in the redevelopment, such as flushing toilets, car washing or garden watering.
- **Top rankings on sustainability evaluation schemes, such as Nationwide House Energy Rating Scheme (NatHERS) or the Green Star rating**
  Building comfortable, sustainable and energy efficient dwellings that is consistent with the top ranking on NatHERS or the Green Building Council of Australia's Green Star sustainability rating.
- **Regenerative or Carbon Negative development**
  A development that emits less carbon than it absorbs.

Please rank the following sustainability elements from 1 - most desirable to 7 - least desirable that you would like to see included. (number)

- Top rankings on sustainability evaluation schemes, such as the Nationwide House Energy Rating Scheme (NatHERS) or the Green Star rating
- A community microgrid powered by renewable energy and battery storage
- Dwellings with solar panels and a home battery
- Regenerative or Carbon Negative development
- Water recycling throughout the Rossdale Golf Course redevelopment
- Carbon Neutral Development
- Electric Vehicle charging stations – shared or available to each dwelling

Are there any other landscape and design objectives we should consider? (tick or highlight)

- No
- Yes

If yes, What other sustainability elements should we consider?

_____

Housing and architecture

A redevelopment of the site provides an opportunity to develop housing so people can establish new family homes, 'downsize' within the existing community, or provide affordable housing for new couples and individuals.

The redevelopment also provides an opportunity to develop **well-designed housing** that respects the **local neighbourhood character** and contributes to **high quality streetscapes**.

What types of housing could be provided in any future planning of the site? Select all that apply.

- Apartment blocks (e.g., 2-3 Bedroom home in multi storey building, with shared gardens)
- Family homes (3-4 Bedroom homes, separate house, on larger blocks with garden)
- Townhouses (e.g., 2-3 Bedroom homes, attached, smaller garden)
- Aged care or retirement living
- Providing housing (public housing and community housing) for people on low incomes, especially those who have recently experienced homelessness, family violence or have other special needs
- Housing to allow existing residents of Aspendale to age in place
- Alternative housing development models (for example, Nightingale)
- Other
    - What other types of housing could be provided? _____

Community facilities

What community facilities (up to four options) do you feel are required in Aspendale that could be considered in any future planning of the site? (tick or highlight)

- Community hall or community centre
- Primary school or similar educational facility
- Walking and cycling paths to connect the site with surrounding areas and wetlands
- Community garden
- Shop or places to run a business
- Open space (such as parks, sports ground, or playgrounds)
- Health facility or medical suites
- Community places (such as a Neighbourhood House or Men's Shed)
- Aged care facility or retirement living
- Restaurants and/or bars (akin to that already provided in the Clubhouse)
- Other
    - What other community facilities do you feel are required? _____

What local existing groups or organisations need access to additional space(s) or facilities that could be provided for on the site? Please describe the group/organisation, spaces/facilities needed and why they are needed.

_____

Community engagement and communications

Please rank the following ways of informing the community about any future planning on the site, from 1 - most useful to 8 - least useful? (number)

- Posters in the clubhouse
- Advertisement in local papers
- Door knocking near neighbours
- Direct emails (to those who have signed up for updates)
- Letterbox drops to near neighbours
- Leaflets in the clubhouse
- Rossdale Golf Club social media (Facebook)
- Signs on the Rossdale Golf Course site boundary

Are there any other ways we can inform the community about any future planning on the site? (tick or highlight)

- No
- Yes

If yes, what other ways can we inform the community about any future planning on the site? _____

Please rank the following engagement activities to help you, or your neighbours, learn about and provide feedback regarding any future development on the site, from most useful to least useful? (number)

- Online engagement and website updates (e.g., surveys like this)
- Intercept surveys/pop-ups stands near the site
- 'Kitchen table' conversation kit so you can talk with your own family or group
- Workshops/focus groups (Online)
- Workshops/focus groups (In-person)
- Guided site tours
- Public online webinars in the evening hours
- Stakeholder briefings and presentations

Are there any other ways we can help you or your neighbours learn about and provide feedback regarding any future development on the site? (tick or highlight)

- No
- Yes

If yes, What other ways can we help you or your neighbours learn about and provide feedback?_____

Additional comments

Do you have any additional comments to share related to your ideas for the future use of the site?

_____

_____

Appendix H. Pop-up posters

Your future Rossdale

ROSSDALE GOLF CLUB

Since 1949, The Rossdale Golf Club (the Club) has owned 43.5 ha of private land in Aspendale. The Club has been facing significant financial pressures and faces imminent closure. The Club's financial bottom line is not able to fund the ongoing needs and capital requirements needed for long term viability at the current site.

In 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. A redevelopment of the site will fund the relocation of the Club and enable it to repay its debts. The Club acknowledges that this change will be of significant interest to many local residents and may be of concern to some.

The Club engaged an expert project team to investigate how the site could be redeveloped in the future. Preliminary site investigations have commenced.

The Club is actively engaging the local community and key stakeholders about the future use of the site.

Important planning matters to be considered

The site is privately owned land and not public land. The Planning and Environment Act 1987 and Kingston Planning Scheme set out the processes and timelines to rezone and obtain planning approvals for the redevelopment of the site.

In accordance with the Planning Guidelines, the Club is required to investigate whether any government authorities are interested in purchasing the land.

The Planning Guidelines sets out the pathway for planning the redevelopment of golf course sites and provides guidance on preparing a proposal to redevelop a golf course to ensure a net community benefit and a quality outcome is delivered.

The Guidelines are also a good resource for any party interested in understanding the process for redeveloping a golf course in Victoria.

Possible future uses

- Community and public spaces
- Various styles of housing
- New vehicle access
- Bicycle and walking access
- Educational facilities
- Local sport, play and recreation facilities
- Expanded wetlands and flood mitigation
- Habitat protection and improvements



Get involved

Scan QR code to visit our website for more information and other opportunities to provide your thoughts







Website rossdalegolfcourseaspendale.au **Email** info@rossdalegolfcourseaspendale.au **Phone** 03 9021 0602

What is your VISION for a new community on the site?

Think about what you would like to see, hear, and feel in your ideal community

ROSSDALE GOLF CLUB

Sustainability

Housing and Architecture

Community facilities

Other

Get involved

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What do you **VALUE** about the site and surrounding areas that could be incorporated into any future changes?

ROSSDALE GOLF CLUB

Examples

Vegetation
Water management
Cultural heritage
Housing and architecture

Get involved

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Appendix I. Site tour plan

Date/time:	Saturday 13 May 2023 10am-12pm Monday 15 May 2023 3pm-5pm
Location	Rossdale Golf Club

10:00am 3:00pm	Welcome and Acknowledgement of Country
	Introductions and Housekeeping
	Background overview
	Stops covering: • Clubhouse • Vegetation • Landform and drainage • Traffic • Maintenance Sheds • Interface with Regents Park and Aspendale Edithvale Memorial Oval
	Final questions, comments and concerns
	Wrap up, thank you and next steps
12:00pm 5:00pm	Finish

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Capire acknowledges
and deeply respects the
Wurundjeri people and
the Traditional Owners
of the Victorian land.

Certified
B
Corporation

capire