

22.17 EASTERN GOLF COURSE KEY REDEVELOPMENT SITE POLICY11/12/2014
C101

This policy applies to the Eastern Golf Course Key Redevelopment Site, located at 463 – 535 Doncaster Road, Doncaster.

22.17-1 Policy basis25/01/2012
C86

This policy provides a strategic policy framework for any future redevelopment of the Eastern Golf Course site.

The Eastern Golf Course is a key redevelopment site within Manningham and metropolitan Melbourne. The site has an area of around 47 hectares with significant cultural and environmental values.

The site is strategically located on Doncaster Road and is well serviced by a comprehensive bus network and is in close proximity to the Eastern Freeway / Eastlink, the Doncaster Hill Principal Activity Centre (PAC) and in close proximity to a range of neighbourhood and local activity centres.

The vision for the site is to create a high quality and integrated environmentally sustainable development that supports a vibrant and diverse residential community comprising a range of dwelling densities and lifestyle opportunities. The site will be designed to protect and enhance the site's existing topographic, environmental and cultural features. A limited range of non-residential uses will be encouraged in appropriate locations that serve the local community.

The site will provide an open space network that will support an integrated pedestrian and cycling network that provides linkages to the surrounding activity centres, public transport networks and other community facilities.

Any future development of the site will need to respond to the site's strategic context and site characteristics and specifically address the following issues: flora and fauna, heritage, open space, built form, urban consolidation opportunities, access and circulation and ecologically sustainable development principles.

Clause 21.05 of the Municipal Strategic Statement (MSS) encourages the consolidation of established urban areas, whilst protecting landscape character, neighbourhood character and environmental values. Furthermore, the MSS promotes the need for housing choice to meet the needs of the local community and reflect demographic change.

22.17-2 Objectives25/01/2012
C86

The objectives of this policy are:

- To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.
- To protect and conserve identified Manningham biosites as identified in '*Manningham Biosites Sites of (Biological) Significance Review*', Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.
- To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.
- To promote a range of dwelling densities and housing types that meet the existing and future housing needs.
- To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.
- To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets.

- To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.
- To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.
- To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.
- To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.
- To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.
- To ensure that downstream properties are not detrimentally affected by increased run off from development of the land.

22.17-3

11/12/2014
C101

Policy

It is policy to:

Development Plan

- Require that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles.

Flora and Fauna

- Ensure that the future development be sited and designed to protect and enhance the significant vegetation identified in *'Manningham Biosites Sites of (Biological) Significance Review'*, Manningham City Council (2004), and Vegetation Patches outside Biosites and Old Scattered Trees (as shown in Figure 1: Eastern Golf Course Biosites and Native Vegetation).
- Protect and enhance areas of environmental significance, including habitats of flora and fauna, wetlands, and habitat corridors.
- Retain native vegetation within Core Conservation Areas (Biosites) as identified in the *'Manningham Biosites Sites of (Biological) Significance Review'*, Manningham City Council (2004). The removal of vegetation should only be permitted if:
 - It is demonstrably unavoidable;
 - It is the minimum amount required for the proposed land use; and
 - It can be adequately offset by the protection and / or recruitment of indigenous vegetation.

Heritage

- Protect the existing Club House 'Tullamore' and stables as identified in the Doncaster and Templestowe *'City of Doncaster and Templestowe Heritage Study'* Context Pty Ltd, Peterson R, Stafford B (1991) Manningham City Council Heritage Study, Context.
- Have regard to the Statement of Significance, *'Eastern Golf Club – Tullamore, 463 Doncaster Road,, Doncaster.'* Lovell Chen (2013 – revised 2014), in the consideration of applications.

- Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are:
 - Pre-homestead indigenous trees
 - Mature, possibly self-sown indigenous trees
 - Homestead plantings (c1885 – 1920 approx)
 - Early golf course plantings (1920 to WW2 approx)
 - Post WW2 plantings up to the 1970's with cultural landscape values.
- Retain and apply a Tree Protection Zone to trees numbers 4, 27 and 82 as identified in “*Eastern Golf Course Conservation Analysis and Policy*”, Meredith Gould Architects Pty Ltd (2011).
- Allocate open space and / or roads and / or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ).
- Locate open space, roads and allotment boundaries so that heritage buildings have an open landscape context and are visually prominent.
- Site open space and / or roads so that the house and the stables are visually connected.

Open Space and landscaping

- Encourage a minimum area of 20% of the site to be set aside for public open space to ensure the retention of significant vegetation, cultural values, and the protection of faunal corridors.
- Provide an open space network that provides for informal and formal recreational opportunities
- Ensure that the distribution of public open space supports the site's integration with the surrounding residential area and existing open space.

Access and Circulation

- Provide an integrated network of pedestrian and cycle paths within the site that provide linkages with the Koonung Trail and nearby open space, (including Lawford Street, Burgundy Drive, Studley Street and Somerville Street reserves), adjoining urban areas, Westfield Doncaster and nearby community facilities and public transport networks.
- Design a road network that encourages safe and efficient neighbourhood level traffic and which minimises through traffic.
- Ensure primary vehicle access is from Doncaster Road.
- Maximise and promote development to have access within 400 metres of a bus stop.

Ecologically Sustainable Development

- Incorporate ESD principles in the future planning and development of the site and minimise energy use through efficiently designed places and spaces.

Built Form

- Promote the creation of a mix of lot sizes and housing types to meet present and future community housing need.
- Encourage the built form that fronts Doncaster Road to form an appropriate transition between the building heights outlined in the Activity Centre Zone – Schedule 1, applying to properties the east of the site, and the building heights stipulated in the

Design and Development Overlay – Schedule 8, applying to properties to the west of the site.

22.17-4 Decision guidelines

11/12/2014
C101

Before deciding on an application, including the approval of a development plan, the Responsible Authority will consider as appropriate:

- The extent to which the proposal meets the objectives and directions of this policy.

22.17-5 Policy references

11/12/2014
C101

Manningham City Council (2004) *Manningham Biosites: Sites of (Biological) Significance Review*, Manningham City Council, Doncaster.

Context Pty Ltd, Peterson R, Stafford B (1991) *City of Doncaster and Templestowe Heritage Study*, City of Doncaster and Templestowe, Doncaster.

John Patrick Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster.

Lovell Chen (2013 – revised 2014) *Eastern Golf Club – Tullamore, 463 Doncaster Road, Doncaster*, Manningham City Council, Doncaster

Meredith Gould Architects Pty Ltd (February 2011) *Eastern Golf Course Conservation Analysis and Policy*, Melbourne, Victoria.

Figure 1: Eastern Golf Course Biosites and Native Vegetation

