



**Submission to Bayside Council
on Elsternwick Park**

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1.0 Introduction

unChain Inc (formerly unChain St Kilda) is an incorporated body of Port Phillip residents and traders. (See www.unchain.org.au). Originally we were brought together by concerns about the proposed development on the St Kilda Triangle. Now we are interested in an array of matters arising in Port Phillip, especially the appropriate development of the inner city.

We have members from all political parties but we do not have any political allegiance. We have an e-mail membership of over 2000 people. In the 2012 Port Phillip Council elections, three unChain councillors were elected and we gained about 36% of the first preference votes across the municipality.

We can therefore claim to speak on behalf of a significant number of residents and traders in Port Phillip. In particular in this submission we wish to submit on behalf of the residents of Elwood who reside in Port Phillip. Cr Jane Touzeau was elected as the representative of Elwood residents in the City of Port Phillip. In addition, the Port Phillip Eco Centre has long been active in the sustainable development of Elster Creek.

2.0 ‘Option 3: Elster Creek Eco Precinct’.

Bayside Council has prepared a Draft Masterplan for Elsternwick Park. Submissions are due by 20 October 2015. There are two options: Option 1 with a driving range and Option 2 without a driving range.

It is submitted that neither option is satisfactory. It is submitted that Council officers should prepare a third option. This could be dubbed ‘Option 3: Elster Creek Eco Precinct’. The following considerations would be relevant.

3.0 Consultation

In preparing the draft Masterplan there has not been sufficient consultation, especially with the residents of Elwood. As neighbours of Elsternwick Park, Elwood residents will be significantly impacted by the development of the Park.

4.0 Bayside Council Policies

It is submitted that the draft Masterplan is not consistent with the policies of Bayside Council regarding open space, control of floodwaters and pollution of the bay.

5.0 Elster Creek Eco Precinct

Bayside Council has an opportunity to showcase sustainable development, in particular in storm water management and control of storm levels. This would feature

the ecological value of Elster Creek and its role in floodwater mitigation. It would also feature significantly increasing public open space.

6.0 The Driving Range

It is submitted that the proposed driving range is totally unacceptable. The driving range would have 56 bays and be surrounded by a 30 metre high fence. The driving range would have a significant adverse impact on Elwood residents because of:

- Noise
- Lighting
- Car parking
- Visual pollution of the high fence and the multi-storey driving range building
- Loss of potential public open space
- Privatization of the public realm

If there is a need for additional driving range facilities in our region, this can better be met by expanding the current ranges at Albert Park and Sandringham.

7.0 The Golf Course

It is submitted that retention of the golf course in a new guise ought be considered. The draft Masterplan is correct is stating that the current course is too short for players with modern equipment. But consideration should be given to retaining the course, perhaps reduced to 6 holes, aimed at junior golfers and senior golfers. If retained, the course should be an environmental showcase, being managed on a sustainable basis with minimal fertilizers and pesticides.

8.0 Oval 2

It is submitted that the new Oval 2 ought be reconsidered. The proposal in the draft Masterplan takes potential public open space. Alternative options include retaining and improving the current oval and making more use of the existing ovals in Elsternwick Park South and Elwood Park.

It is not clear whether it is intended to have a more intense use of the proposed Oval 2. If there are such possibilities (e.g. use by soccer as well as by football), then these should be articulated so that the public can have its say.

It is further submitted that, if Oval 2 is be developed, this should not lock out the general public. The Oval must be available for general passive recreation when not in use by organized sports.

9.0 Flood Mitigation

It is submitted that there should be much more detailed consideration of flood mitigation. The role Elster Creek plays and a catchment wide view of the issue. This is a particular concern of Elwood residents who have suffered grievously in the past.

10.0 Wetlands

The Bayside Council has a magnificent opportunity to create environmentally sustainable wetlands at Elsternwick Park. Unfortunately both Options in the draft Masterplan involve moving the existing wetlands, which raises many problems. Not only related to disturbance during the move itself but also potential for disturbance to wildlife and habitat with increased use of the area. This should be re-considered .

Conclusion

The Bayside Council It should prepare a third Option for Elsternwick Park – to develop it as the Elster Creek Eco Precinct.

Catherine Sharples
On Behalf of
unChain Inc