

**5.9 RIVERSDALE GOLF COURSE - 200-280 HUNTINGDALE ROAD
MOUNT WAVERLEY – BUILDINGS AND WORKS COMPRISING
ALTERATIONS AND EXTENSIONS TO THE CLUBHOUSE AND
BUGGY STORE**

(TPA/36668:KB:RMK)

Ward : Mount Waverley

Responsible Director: Paul Kearsley

Reason for Council Consideration: Cost \$2.9 million

Statutory Processing Date : 6 December 2008

RECOMMENDATION

That Council having considered Section 52 of the Planning and Environment Act 1987 and being satisfied that the grant of a permit would not cause material detriment to any person has not required that notice be given for Planning Application No. 36668.

*That Council having considered Planning Application No. 36668 and all the matters required under Section 60 of the Planning and Environment Act 1987 decides to **grant a Planning Permit** under the provisions of the Monash Planning Scheme in respect of the land known and described as 200-280 Huntingdale Road Mount Waverley (also known as 216-250 High Street Road Mount Waverley) for the purpose of Alterations and Extensions (Buildings and Works) generally in accordance with the plans submitted with the application dated 7 October 2008 No. 36668 subject to the following conditions, including the specified standard conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council 16 September 2003 :*

- 1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
- 2. Construction vehicles, plant and equipment must enter and leave the site from Huntingdale Road only. No access will be provided from Golf Avenue or any other street or road*

Expiry of permit:

In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- The development is not started within two years of the date of this permit.*
- The development is not completed within four years of the date of this permit.*

In accordance with section 69 of the Planning and environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permits expires, or within three months afterwards.

BACKGROUND

The subject site is the Riversdale Golf Course on the south east corner of Huntingdale and High Street Roads in Mount Waverley. See Attachment 1 for locality plan.

The clubhouse building, which is the subject of the application, is located centrally on the land, approximately 320 metres south of High Street Road and approximately 270 metres east of Huntingdale Road.

The heritage significance of the golf course buildings was identified in the Monash Heritage Study February 1999. The heritage integrity of the clubhouse was rated as low in the study, however, the heritage integrity of the former stables on the eastern side of the clubhouse was rated as medium.

PROPOSAL

Planning approval is sought by the consultant architect for alterations and extensions to both the clubhouse and buggy storage building. The proposal includes the following:

- new clubhouse entry vicinity north west corner of the building;
- extension to the board room located between the existing and new entries;
- new watch tower on the northern side, vicinity north west corner of the building, to reflect that of the original guest house;
- north eastern, 2-storey extension comprising members lounge and terrace;
- free-standing buggy store on the southern side of the former stables plus electric cart storage facility. A new, reinstated opening in the southern wall of the former stables is to provide access between the existing and proposed buggy stores. Proposed wall cladding is recycled red bricks and three roller doors are to provide security.

The existing Pro Shop on the northern side of the buggy store is to remain, but with new fit-out.

Summary of areas:

Existing Ground Floor – building area is 962 sqm

New Extension – building area: 343 sqm

New Building including extensions and upper terrace: 1305 sqm

Copies of the submitted plans are shown in Attachment 2.

POLICY IMPLICATIONS

The policies relevant to the application under the planning scheme include the following:

State Planning Policy Framework

Clause 15.11: Heritage

Clause 19.03: Design and built form

Clause 21.12: Environment and heritage

Local Planning Policies

Clause 22.07: Heritage

Zoning

The land is located within a Residential 1 Zone. Under Clause 32.01-6 a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.01-1.

The existing buggy store, being the former stables, on the eastern side of the clubhouse, is subject to a Heritage Overlay (HO38) under the planning scheme. The overlay extends approximately 6 metres south of the building. Clause 43.01-1 provides inter alia that a planning permit is required to construct a building, externally alter a building by structural work, rendering, or in any other way, construct or carry out works, and to internally alter a building if the schedule to this overlay identifies the heritage place as one where internal alteration controls apply. The schedule does specify that internal controls apply.

In relation to the scope of the overlay's controls, Clause 43.01 provides inter alia that a heritage place includes both the listed heritage item and its associated land.

A copy of the relevant excerpt from the Monash Heritage Study (February 1999) is shown in Attachment 3.

CONSULTATION

It is considered that the granting of a permit will not cause material detriment to any person. This assessment is based on the isolated nature of the clubhouse building relative to surrounding properties. Accordingly, giving of notice is not considered necessary.

ASSESSMENT

In view of the fact that the clubhouse building has low heritage significance it is considered that the alterations and extensions proposed for that building will not adversely affect its heritage significance. The alterations are considered compatible with the characteristics of the heritage place having regard to the fact that the roof form proposed for the north eastern extension is to be similar to the existing roofs, thereby unifying the various elements architecturally.

The main issue raised by the proposal is whether the buggy store and electric cart storage facility on the southern side of the former stables are consistent with relevant policies including the Heritage Policy at Clause 22.07 and the purposes of the Heritage Overlay (Clause 43.01). The general heritage policy detailed at Clause 22.07-3 includes the following:

“Buildings and works be compatible with the characteristics of the heritage place.”

“The bulk and setback of any new buildings and works be responsive to existing to heritage assets.”

“Buildings and works be compatible with, and not adversely affect, the significance of cultural heritage sites, including the conservation of heritage buildings in their site and local area context.”

“Buildings and works not dramatically alter the character of their immediate environs.”

The most relevant Decision Guidelines at Clause 43.01-4 include the following:

“Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.”

“Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.”

Since the heritage integrity of the former stables is relatively intact when viewed from the south, on preliminary assessment it would appear that the new buggy store and electric cart storage facility could compromise the ‘historical’ appearance of the existing building.

However, since the proposed facilities are to be constructed independently of the former stables, the latter building’s heritage integrity will remain intact. With the exception of the proposed reopening on the southern side, no alterations are proposed for the former stables. It is also considered that the new structure will integrate sympathetically with the former stables having regard to the new building’s modest form. The proposed height of the new building is also less than that of the former stables and the proposed cladding of recycled bricks is complementary of the original brickwork.

The proposed opening on the southern side of the former stables is considered satisfactory, given that it is the reinstatement of an original opening.

CONCLUSION

The proposal is considered consistent with relevant policies. In relation to the alteration and extensions to the clubhouse it is considered that they will not adversely affect its low heritage significance.

The proposed buggy store and electric cart facility on the southern side of the former stables are also considered satisfactory. With the exception of the proposed opening on the southern side, no alterations are proposed for the former stables. The building’s heritage integrity will therefore remain intact.