



**GLEN EIRA
ELSTERNWICK CLUB
ADVISORY COMMITTEE MEETING**

MINUTES

Elsternwick Club Advisory Committee – commenced 6.00 pm

Tuesday 23 July 2025

6.00 pm – 7.30 pm

Caulfield Cup Room

Glen Eira Town Hall, corner Glen Eira and Hawthorn Roads, Caulfield

Present

Councillors:

Cr Simone Zmood (Chair)

Cr Margaret Esakoff

Councillor committee member

Councillor committee member

Community Representatives:

Andrew Robert

Heather Mallinson

Desiree Lucchese

Sue Pennicuik

Janice Iloni

Tim Ryder

Community committee member

Community committee member

Community committee member

Community committee member

Community committee member

Community committee member

Council Officers

Matthew Barbetta

Matt Slavin

Alex Leamy

Sue Monagle

Coordinator Open Space

Manager City Futures

Manager Public Affairs

Coordinator Strategy and Place Planning

External Consultant

Adam Gardner

Associate at Hassell Studio

Apologies

Danielle Hersz

Rosemary Cho

Theodore Della Bosca

Valentine Gnanakone

Community committee member

Community committee member

Community committee member

Community committee member

Rosa Zouzoulas
Cr Sam Parasol
Bianca Sharpe

Director Planning and Place
Councillor committee member
Executive Management Officer

1. Introduction

Cr Simone Zmood (Chair)

Cr Zmood welcomed the Committee, noted apologies and acknowledged Traditional Owners and Custodians

Conflicts declaration

Cr Simone Zmood (Chair)

Nil

2. Action items from previous meeting

Title/Item	Action	update	Responsible Officer	Active/Closed
Engagement	Undertake targeted sessions with local schools	to be included in next round of consultation	Freya	Closed (noted for October consultation)
Engagement	Target youth for their comments on the space in next round consultation	to be included in next round of consultation	Freya	Closed (noted for October consultation)

3. Summary of meeting minutes from previous meeting Cr Simone Zmood (Chair)

The previous meeting was held on Monday 16th June. The minutes will be noted at the 12 August 2025 Ordinary Council Meeting.

Committee comments noted from last meeting included.

Community vision (phase one of engagement findings)

Council presented the community vision to the Committee which covered demographic data on the submitters and included details of the engagement types and submissions received, how Council promoted the engagement, went through the main themes from the visioning consultation which included themes for the re-use of the building.

Comments and questions from the Committee were as follows:

Council needs to connect with traders, schools and youth, all to be targeted in second round of consultation. Future building uses were raised including the former Caulfield

Arts Centre which Council ran in the 1980s. Specific uses will be covered in future meetings.

Discussion of schematic designs.

Council presented three schematic designs which the Committee reviewed and made comment on. It was clear there were two designs which showed merit, with one being recognised for its simplicity. A third design was considered too busy. In summarising the key comments and changes for the successful design team were;

- Extending it to the surrounding street network, i.e. crossing points, traffic calming.
- Have seats looking inward not out towards residents.
- Include a play space with the size to reflect local space.
- Allison Road edge should be accessible, and this will need to be flattened/shaped.
- Need an open grass area.
- Biodiversity is a must.

4. Items for Discussion

5.1 Presentation on the updated Schematic Design

Adam Gardner from Hassell Studios presented an updated schematic design which was informed by the feedback received from the earlier committee meeting held on 16 June 2025 and subsequent discussions with the City Futures team. In responding to the feedback, Adam presented the updated plans which included the following elements

- A flexible, open lawn space framed with canopy tree planting to north of building.
- A quiet heritage lawn in the front setback to the building.
- A grove of trees with meandering gravel pathways and some seating at the southwest corner of the site
- Informal, meandering trail amongst native vegetation extending along the western boundary.
- A reduced pavilion area overlooking the open lawn area and the inclusion of terraced edge to the lawn area for seating.
- A children's play area with sand and natural bespoke play equipment located so that families can watch from the semi open pavilion area.
- Spill out seating zone within the Sandham Street road reserve with seating looking back towards the heritage building and the inclusion of a pedestrian crossing.

Adam explained how the design evolved and the importance of understanding the historical significance of the site (both cultural and ecological), its current context within the neighbourhood, and its importance to the community.

5.2 – Committee feedback and commentary on revised schematic design

The updated concept plan was presented to the committee, who were provided time to review the updates and offer individual feedback to the committee on the various elements of the design. Key comments received included:

- The committee welcomed the mitigation of site level changes at street interfaces, noting that it would enhance pedestrian accessibility and improve the interface along the Alison Road frontage.
- Support was expressed for traffic calming measures on both Allison Road and Sandham Street, with a pedestrian crossing identified as essential for ensuring safe passage across Sandham Street.
- The inclusion of indigenous planting and mosaics was positively received, with committee members also emphasising the importance of acknowledging and representing the Indigenous peoples of the area in the design.
- The reduction in the scale of the pavilion area (hard space) was positively received and the inclusion of a terraced edge for seating was generally supported.
- It was suggested that seating currently proposed within the Sandham Street road reserve may be more appropriately located within the heritage lawn area.
- Concerns were raised about a potential reduction in available car parking.
- Questions were asked about the site's accessibility for elderly users.
- The importance of prioritising open space was emphasised, with a need to strike an appropriate balance between planted areas and open lawn.
- Some committee members supported the removal of the kitchen garden concept from the plan citing potential noise disturbances to adjacent properties.

5.3 – Future Building uses and next steps

Matt Barbetta advised the committee that a Community Infrastructure Plan is currently being developed by Council which will identify community needs and help inform the future use of the building. Council is hoping to engage further with the community in relation to this in early to middle 2026, including consideration of the naming process.

Councillor Zmood reinforced that the future use of the building will be considered and informed by broader strategic property work currently being undertaken. She also noted that the project is likely to be delivered in stages, beginning with the open space component, followed by the building.

A committee member suggested that it may be valuable to explore examples of other heritage buildings that have successfully undergone adaptive reuse.

Matt Slavin provided a summary of the committee's feedback from the evening, noting that the project is progressing well and highlighting that there are still meaningful opportunities for further input to shape the project

5.4 Meeting Actions

1. Council to commence work on traffic and parking resolutions for Sandham Street.
2. Council to undertake a review of the adaptive re-use of public heritage buildings for community purposes.
3. Hassell to revise concept plan in light of Committee feedback

5.5 Next Meeting

Wednesday 13th August at 5.30 pm pre-visit for 6.00pm meeting (onsite)

Brief Agenda - Review broad engagement approach for round two engagement in October and review revised concept plan from Hassell Studios.