



**GLEN EIRA
ELSTERNWICK CLUB
ADVISORY COMMITTEE MEETING**

MINUTES

The Elsternwick Club Advisory Committee meeting commenced at 6:05pm.

**Monday 16 June 2025
6:00pm-7:45pm**

***Caulfield Cup Room
Glen Eira Town Hall, corner Glen Eira and Hawthorn Roads, Caulfield***

Present:

<i>Councillors:</i>	Cr Simone Zmood (Chair) Cr Sam Parasol Cr Margaret Esakoff (Online)	Councillor committee member Councillor committee member Councillor committee member
<i>Community Representatives:</i>	Andrew Robert Heather Mallinson Danielle Hersz Desiree Lucchese Rosemary Cho Theodore Della Bosca Tim Ryder Valentine Gnanakone	Community committee member Community committee member Community committee member Community committee member Community committee member Community committee member Community committee member Community committee member
<i>Council Officers:</i>	Rosa Zouzoulas Matthew Barbetta Matt Slavin Alex Leamy Freya Keam	Director Planning and Place Coordinator Open Space Manager City Futures Manager Public Affairs Community Engagement Advisor
<i>Apologies:</i>	Janice Iloni Sue Pennicuik Bianca Sharpe	Community committee member Community committee member Council Officer

1. Introduction

Cr Simone Zmood (Chair)

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

Conflicts of Interest Declaration

Cr Simone Zmood (Chair)

Nil.

2. Action items from previous meeting

Cr Simone Zmood (Chair)

Title/Item	Action	Update	Responsible Officer	Active/Closed
Meeting Schedule	Secretary to liaise with committee members on their availability and send final calendar dates.	Dates have been finalised, and calendar invites have been sent out to all members.	Bianca Sharpe	Closed
Project Overview	Secretary to circulate relevant plans and strategies to committee members noting which are confidential.	Email sent to committee members on 29 May 2025.	Bianca Sharpe	Closed

3. Summary of meeting minutes from previous meeting

Cr Simone Zmood (Chair)

The previous meeting was held on Monday 26 May 2025. The minutes will be noted at the 30 June 2025 Ordinary Council Meeting.

The meeting included an introduction from the Chair and an activity for everyone to introduce themselves to each other. The Terms of Reference and the meeting schedule was discussed, and calendar invites are to be sent out to the Committee.

The Engagement Team informed the Committee that they will play a pivotal role in this redevelopment, ensuring that the community's voice is heard loud and clear. They will serve as a vital link between Council's project team and the community through three key roles:

- Community advocate - Understanding and distilling the broad community's vision for the site and providing feedback throughout the project to ensure their views are reflected.
- Community ambassador - Sharing project information, updates and engagement opportunities with the community throughout the project.
- Community think tank - Acting as a sounding board as we review feedback and test broad community sentiment.

The City Futures team presented an overview of the project which included information and history of the site, the heritage building and potential use, and a brief overview of the shortlisted consultants for the project.

4. Items for Discussion:

4.1 Community vision (phase one of engagement findings) – Attachment 1

Engagement Team

Freya Keam 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 we promoted the engagement, went through the main themes from the visioning consultation which included themes for the re-use of the building.

Engagement findings included:

- There was 14 in-person engagement events and 410 conversations.
- Submitters wanted shaded areas (71%), social gathering spaces (47%), and flexible green spaces (40%).
- Accessibility, lighting and trees and vegetation were raised.
- The top three building uses included a community hub (52%), food and beverage (30%), and art history space (15%), as well as a mixture of uses.
- Broadly heard from 35–60-year-olds and less in other cohorts, resulting in the need to consider hearing from different age groups in next phase.
- Majority of submitters identified as women which is consistent with Council's other engagement projects.

Comments and questions from the Committee were as follows:

- Comment - Elsternwick representation was only around half of survey respondents.
- Questions were raised about connecting with traders. Freya confirmed this was included in visioning consultation.
- A question was asked regarding the views received from the schools as they were not well represented in the submissions received. From this, Matt Barbetta asked how would members want to connect with the schools? Freya responded that we would target the nearby schools in the next round of consultation.
- Cr Margaret Esakoff asked about the building and referenced the former Caulfield Arts Centre which Council ran in the 1980s. Margaret stated it was a brilliant concept with lots of activities, and suggested this was a good idea. Matt Barbetta said this can be covered in one of the next meetings where we will specifically discuss options for the building.
- Cr Simone Zmood requested that we undertake targeted sessions with the schools.
- Andrew Roberts said we need to engage with the youth in the next round of consultation.
- A question was asked regarding how Booran Reserve was created and what was its objective? Matt Barbetta provided an overview of the history with multiple engagements, decisions around type of use (sport, passive, mixed) and that the site was large enough to provide multiple uses. The aim of this project was to showcase Council capability and a diverse open space offering. In addition, Matt Barbetta noted that the scale of the park is regional, while Elsternwick is local catchment.
- Further questions included the history of the site from the submissions received in round one.

4.2 Discussion of schematic designs

City Futures

Matt Barbetta presented an overview of Crime Prevention Through Environmental Design principles and Gender Impact Assessment. Matt went through how these are applied to open

space design. In addition, a needs assessment from other Council strategies were shown including, Council's Open Space Strategy, Active Recreation Plan and Planning for Play.

Matt presented three schematic designs which were submitted. The Committee reviewed the designs and made comments on post-it notes and spoke to the rest of the Committee on their notes and their views on each of the designs.

Landscape Architect Submissions Discussion

Consultant 1: Their concept was generally well received for its simplicity, modern feel, and strong response to the heritage context. It was seen as clean and safe, with good solar access and flexible use of space. However, concerns were raised about the lack of a playground, narrow paths, and some awkward elements like seating facing the street and raised steps along Allison Road.

Consultant 2: Their concept appealed to those who valued active use, with its inclusion of a playground and large grassed area. The open corner at Sandham Road and the use of the heritage wall were also well liked. That said, some felt the layout resembled a sports field, and the design elements, particularly the courts and geometric shapes were divisive. The Allison Road interface was noted as needing further work.

Consultant 3: Their concept drew mixed feedback. While some appreciated the abstract approach and frontage to Sandham Street, many felt it was too busy, lacked usable open space, and raised accessibility concerns. Despite some interesting elements, the design was considered overwhelming and potentially more costly to deliver.

Common and agreed themes to further explore are:

- 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 space.
- Biodiversity is a must.

Feedback on the three schematic designs included discussion on what people liked and disliked. The discussion also included comments on several positive elements each member would like reflected in the concept design.

The Advisory Committee's overall views indicated the submission from Consultant 1 was slightly preferred above Consultant 2's submission on the basis of it providing better base to work from and design fitting the heritage. Further to this, it was also apparent that many of the Committee's suggested changes could be incorporated into their schematic design without compromising their design approach, actually adding value to the design. It was quite clear there were concerns with Consultant 3's submission.

Matt confirmed that a further discussion on the schematic plans and progress of a concept plan will be tabled at the next meeting scheduled for 23 July 2025.

5. General Business

Cr Simone Zmood (Chair)

Nil.

6. Next meeting Wednesday 23 July 2025 6:00pm – Glen Eira Town Hall.

7. Closure of Meeting

The meeting closed at 8.00pm.

The minutes to be confirmed at the next Ordinary Council Meeting.

Action summary from this meeting

Title/Item	Action	Responsible Officer	Active/ Closed
Engagement	Undertake targeted sessions with the local schools.	Freya Keam	Active
Engagement	Target youth for their comments on the space in next round of consultation.	Freya Keam	Active