

Issues and opportunities

A wide variety of issues and opportunities have been identified through site analysis, review of strategic plans and community consultation. The following is a summary of the key ideas and themes that emerged through phase one of community and stakeholder consultation (April 2016) and have implications for the future use of the former golf course. The information provided here is to help explain how the draft concept has been derived.

- 1 **Linkages:** Opportunity to improve pedestrian connections and wayfinding and to provide all-access pedestrian connections along Olinda-Monbulk Road. The aim is to link keys sites from Cloudehill Garden and Nursery to the Town Centre. Clearly defined pedestrian link provides an alternative to driving.
- 2 **National Rhododendron Gardens:** The gardens are somewhat hidden from Olinda-Monbulk Road. Opportunity to improve access to National Rhododendron Gardens. Potential to re-brand the Gardens as the Dandenong Ranges Botanic Gardens.
- 3 **Existing oval:** The existing oval is at the lower end of AFL dimensions for an oval. Opportunity to explore potential locations for an additional oval or training space on the golf course site.
- 4 **Existing PV Depot:** Opportunity to consolidate PV depot and existing golf course maintenance areas. Existing sewerage treatment facilities require upgrading.
- 5 **National Rhododendron Gardens:** Opportunity for parts of the former golf course to be set aside to enable future expansion of the National Rhododendron Gardens.
- 6 **Dog off-lead:** Opportunity to designate part of golf course as a dog off leash area which might include enhanced facilities for users such as improved access paths and seating.
- 7 **Views:** Steep topography limits the range of uses for parts of the former golf course. Top of escarpment provides views to the valley below, explore options to provide viewing points.
- 8 **Sporting ovals and courts:** Opportunity to construct sporting ovals and netball/basketball courts at the top of the former golf course where the topography is relatively flat. Sporting facilities are likely to require change facilities.
- 9 **Nature Based Activities:** The qualities of the large lower portion of the site provide the opportunity for nature based activities.
- 10 **Trail linkages:** Opportunity to improve connections and wayfinding between existing arboretum trails and the gardens as well as connecting the existing footpaths along roads.
- 11 **Traffic Safety:** Opportunity to improve traffic flows and safety for pedestrians, cyclists and vehicles including improving pedestrian safety at key intersections.
- 12 **Chalet Road:** Existing intersection on Olinda-Monbulk Road could be modified to improve pedestrian safety and strengthen broader pedestrian links between the pool and the golf course. No properties directly adjoin Chalet Road therefore there is an opportunity to downgrade or remove.
- 13 **Parking:** Opportunity to use existing car parking more efficiently. Through improved pedestrian connections, opportunity to provide overflow parking for the town centre.
- 14 **Playspace:** Existing playspace is nearing the end of its lifespan. Opportunity to provide a new regional scale nature based playspace in the golf course site.
- 15 **Consolidate Existing Buildings:** A number of buildings and facilities are present within the study area. Opportunity to adaptively reuse, consolidate existing buildings and provide upgraded facilities.
- 16 **Event Space:** Opportunity to provide enhanced facilities for events such as weddings, concerts and markets.
- 17 **Park facilities:** Opportunity to provide a general update to park facilities which could include facilities such as seats, shelters, picnic, public art and BBQ facilities.
- 18 **Fire Management:** The golf course is currently maintained by Parks Victoria for a strategic fire break. Areas of mown grassed should be retained to continue to provide a fire break for Olinda.
- 19 **Commercial opportunities:** Opportunity to adaptively reuse an existing building (such as the golf clubhouse) or establish a new commercial facility (such as a cafe) within the former golf course.
- 20 **Tourism:** Opportunity to establish a tourism/visitors facility within the former golf course site.
- 21 **Universal / Disability Access:** Opportunity to employ universal design across all aspects of the site that cater for all ability access.

