

**ACTIVE
MONASH**



GLADESWOOD RESERVE MASTER PLAN

Draft Master Plan
July 2023

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ABOUT THE GLADESWOOD RESERVE MASTER PLAN

The Gladeswood Reserve Master Plan (Draft) establishes the priorities for the development of Gladeswood Reserve over the next ten years.

The Draft Master Plan has been prepared for the purpose of public exhibition, seeking stakeholder and community feedback regarding the recommended future development of the site.

Following the public exhibition period, feedback on the Draft Master Plan will be considered and changes incorporated into the Final Master Plan.

Community and Stakeholder Engagement

The development of the Gladeswood Reserve Master Plan has provided a range of opportunities for community and stakeholder input.

Engagement opportunities conducted during the development of the Draft Master Plan include an online community survey (6 February – 20 March 2023), meetings with clubs and stakeholder groups, and site inspections.

A detailed Engagement Summary Report has been prepared to provide a record of engagement activities.

The Gladeswood Reserve Master Plan (Draft) builds on the analysis and planning undertaken in previous project stages and associated reports, including:

Stage 1: Background Report and Needs Assessment

Assessment of community and stakeholder needs based on site observations, club and stakeholder information, community profile, Council plans and strategies, participation analysis and facility catchment analysis.

Stage 2: Integrated Site Plan

Assembly of technical information relating to the site and establishment of development options for assessment.

Stage 3: Development Priorities and External Consultation

Engagement of clubs, stakeholders and the community to provide input into the priorities for the future development of Gladeswood Reserve.

Acknowledgement of Country

Monash City Council acknowledges the Traditional Owners of this land, the Wurundjeri Woi Wurrung and Bunurong People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.



CONTEXT AND OBJECTIVES

The Gladeswood Reserve Master Plan establishes the priorities for development of Gladeswood Reserve over the next ten years.

The Draft Master Plan has been developed based on consultation with user groups and the community, and a detailed analysis of community needs.

The following summary provides an overview of Gladeswood Reserve and the key development recommendations included in the Draft Gladeswood Reserve Master Plan.

Site Context

- Gladeswood Reserve is a district-level recreation reserve that provides a mix of facilities for sport, active recreation and passive uses.
- In addition to active use, the site also provides facilities for early years services and is adjacent to Mulgrave Primary School.
- The site is home to the Gladeswood Reserve Tennis Club (165 members), Monash University Baseball Club (55 members), Waverley Foothills Preschool and the Monash Toy Library.
- A transmission easement runs east-west through the site, with high-voltage powerlines and towers located within the easement. Steep grades to the east and the development of an aged care facility on Jacksons Road to the west limit the use of the easement as a primary active transport connection.
- The existing character, amenity and level of facility provision at Gladeswood Reserve does not align with its status as a district level reserve or encourage use of the site beyond a localised catchment.

Planning Objectives

- The Gladeswood Reserve Master Plan aims to prioritise development that will activate the site and encourage increased patronage and participation.
- The Master Plan seeks to increase opportunities for physical activity by retaining the existing organised sports facilities and increasing the provision of infrastructure for active recreation and play.
- The Master Plan also seeks to encourage more community use through improved pathways and connections, better supporting infrastructure (such as public toilets, seating and signage), and increased amenity through landscape design.
- Integration with adjacent services is a priority outcome of the Master Plan, with options for a new car park at Mulgrave Primary School considered.

KEY DEVELOPMENT OPPORTUNITIES

Community Play and Active Recreation

- Establishment of a community play and active recreation node in the northern open space area of Gladeswood Reserve, including a new district-level playspace, multipurpose court, outdoor exercise equipment, picnic facilities, pathways and an amphitheatre/events space.
- The community play and active recreation node aims to encourage more informal use of the site by local residents, and complements facilities provided at Waverley Park.

Organised Sport

- The existing tennis facility (four en-tout-cas courts) will be retained in the current configuration, with the club supported to continue its current lease arrangements for the foreseeable future.
- The baseball playing field will receive improvements to drainage along the northern aspect of the playing surface. The Monash University Baseball Club may also pursue and fund the improvement of practice facilities.
- Amenities within the pavilion will be improved to support sporting uses, noting that further planning regarding the future of the building is required.

Pathways and Connections

- Improvements to pathways and connections within and surrounding Gladeswood Reserve will provide greater access and safety.
- The pathway through the transmission easement will be widened, with resting points and interpretive signage included in the east of the easement, and improved connections through to Jacksons Road to the west.
- Pedestrian crossings on Maygrove Way and Haverbrack Drive will improve safety and encourage greater access to the site via walking and cycling.

Mulgrave Primary School Car Park

- A new car park is proposed in the northeast corner of the Mulgrave Primary School site to support the school hall/gymnasium and provide an alternate drop-off/pick-up point for students.
- The car park will be accessed from Maygrove Way via Gladeswood Reserve and will be available to support community use of the gymnasium.
- Two car park design options have been developed (see page 10), with option B encroaching into the reserve to the north of the school property boundary.

Landscaping and Vegetation

- The landscape amenity within Gladeswood Reserve will be further developed, with enhanced tree planting and vegetation to deliver improved biodiversity and sustainability outcomes.
- Opportunities to enhance water management through vegetated swales will be integrated within the landscape design.
- A small number of existing trees with wood-degrading fungi will be removed and replaced.
- Landscape improvements will consider the existing site conditions, safer design guidelines and development restrictions related to the transmission easement.

Master Plan Outcomes

The Gladeswood Reserve Master Plan aims to create a place that supports our community to be active, healthy, connected and safe.

The recommendations of the Draft Master Plan will also deliver greater accessibility, increase sustainability outcomes and encourage more active transport.

MASTER PLAN



VISION & PRINCIPLES

Vision

Gladeswood Reserve is a welcoming, attractive and sustainable place that connects our community through participation in active recreation, sport, play, leisure and community events.

Principles

1. Participation

Facilities and infrastructure will be developed to prioritise participation across a broad range of active recreation, sport, play, leisure and community events.

2. Activation

Opportunities to activate the site and engage more of the community in both structured and unstructured activities.

3. Sustainability

The reserve will be developed in a sustainable way, prioritising opportunities to improve landscape character, biodiversity and habitat outcomes, and water management.

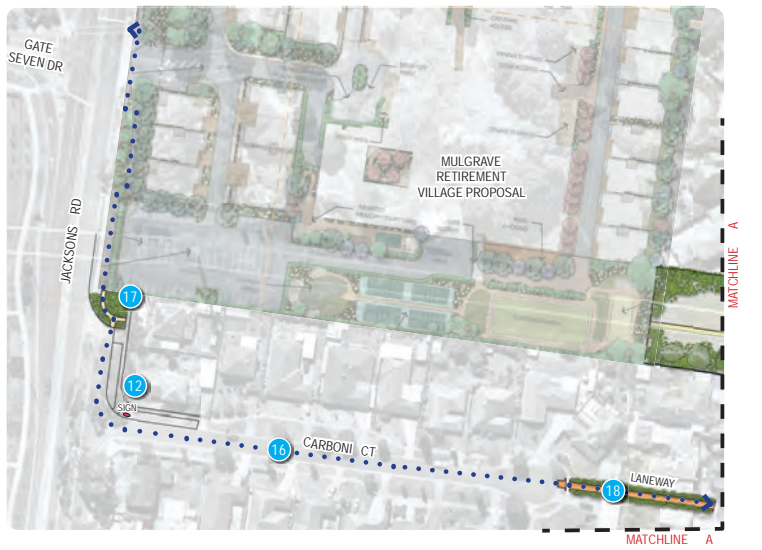
4. Connection

Connect the reserve to the surrounding community and improve integration with other facilities and services.

5. Community

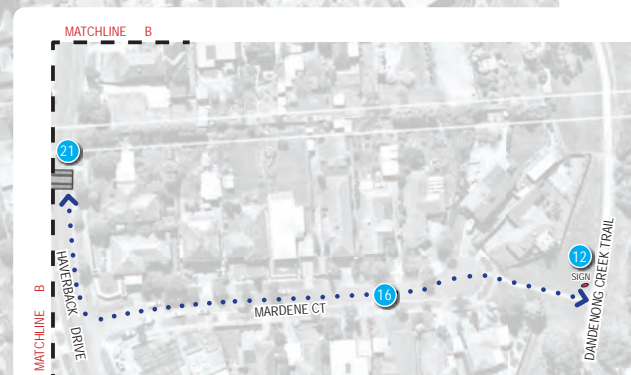
Develop the reserve as a place for the community to connect, with a priority on safe, welcoming and accessible facilities and services.





LEGEND

- EXISTING PATHS TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED NATIVE TREES
- PROPOSED 3.0M WIDE SHARED PATHS
- PROPOSED 2.5M WIDE SHARED PATHS
- PROPOSED SECONDARY PATHS
- PROPOSED DDA COMPLIANT RAMPS
- PROPOSED FEATURE PAVING TO SOCIAL GATHERING SPACES
- PROPOSED VEHICULAR ACCESS ROAD
- PROPOSED NATIVE GARDEN BEDS - LOW PLANTING
- PROPOSED VEGETATED SWALE
- PROPOSED SHARED LANE MARKINGS ON ROAD
- PROPOSED SEATS
- SIGN
- PROPOSED WAYFINDING SIGN
- PROPOSED PICNIC FACILITIES
- PROPOSED EXERCISE STATION
- EXISTING CONTOURS @ 1M INTERVALS



COMMUNITY PLAY AND ACTIVE RECREATION

- 1 DISTRICT LEVEL PLAYSPACE**
- New District Level Playspace closer to existing community facilities such as public toilets, car parking and pathways.
 - Increase playground size to attract greater diversity in play comprising nature play elements and more challenging features for older children and teenagers.
 - New shade tree planting and low garden beds.
- 2 PICNIC AREA**
- New sheltered picnic area with accessible picnic settings, accessible barbecue, drink fountain and litter bins.
- 3 OUTDOOR FITNESS STATIONS**
- Provide new outdoor fitness equipment with seats, bike rails and litter bins. Focus on equipment for intergenerational use.
- 4 MULTIPURPOSE ACTIVE SPACE**
- Provide a new multi-play court with basketball and netball line markings and rings including seating. Demolish existing basketball ring and concrete pad near the school.
- 5 AMPITHEATRE/ EVENTS SPACE**
- Remove the existing aged playspace along Grantham Terrace following the construction of the new District Playspace.
 - Provide a public amphitheatre/ art space, set within existing sloped topography with terraced seating walls, buffer tree planting and a performance area with 3 phase power.
- 6 PUBLIC TOILET**
- Provide a new twin accessible public toilet with bike rails to service the community activity area and northern parts of the reserve.

ORGANISED SPORT

- 7 FACILITIES - CLUB DEVELOPMENT ASPIRATIONS ARE NOT SUPPORTED BY MONASH SPORT PROVISION STANDARDS. ANY WORKS WILL NEED TO BE EXTERNALLY FUNDED.**
- Improve baseball playing field drainage
 - Undertake female friendly upgrade to change facilities for baseball within the current pavillion footprint.
 - Upgrade baseball batting cage.
 - Tennis facilities to be retained. Any renewal of tennis courts should look at replacing with multipurpose facilities (open to public) at end of life/ lease agreement.

TRANSMISSION EASEMENT PATHWAY

- 8 SHARED TRAIL PATH TO HAVERBRACK DRIVE**
- Remove the existing narrow asphalt path and replace with a 2.5m wide shared trail with gentler curves.
 - Provide resting points along paths with seating and buffer planting.
 - Provide an observation area with interpretive signage and feature seating capturing views to the Dandenong Ranges in the east.
- 11 PATH TO FUTURE AGED CARE FACILITY**
- New 1.8m wide path and garden bed planting to provide Mulgrave Retirement Village residents direct access to the reserve.
- 12 WAYFINDING SIGNAGE**
- Provide new wayfinding signage at key shared trail intersections.

EXAMPLE IMAGES



ACCESS IMPROVEMENTS

- 13 MAYGROVE WAY ACCESS ROAD**
- Upgrade the access road between Maygrove Way and the proposed Mulgrave Primary School and existing reserve car parks.
- 14 PATH BETWEEN MULGRAVE WAY AND MULGRAVE PRIMARY SCHOOL**
- Provide new 1.8m wide paths and garden bed planting to provide access between Mulgrave Way and Mulgrave Primary School
- 15 SHARED PATH ALONG MULGRAVE WAY**
- Upgrade the existing path to a 3m wide shared trail with wayfinding signage at key locations and seating spaced every 60m. Remove the existing path.
- SHARED TRAIL TO EXISTING RESIDENTIAL PATH**
- Provide shared lane markings along Carboni Court and Mardene Court.
 - Improve pathway connection and landscaping from Jacksons Road service road.
 - Upgrade existing path along Carboni Court laneway to a 2.5m wide shared trail with buffer planting, solar bollard lighting and new vehicle exclusion fencing at both ends.
- SECONDARY PATHS**
- Provide DDA compliant ramps with handrails and TGSi's between the existing car park and pavilion.
 - Upgrade existing 1.3m wide paths to 1.8m and 2.1m wide paths to 2.5m to improve pedestrian movement through the reserve. Remove existing paths.

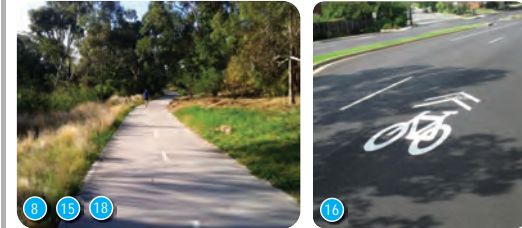
TRAFFIC MANAGEMENT

- 21 RAISED PEDESTRIAN CROSSING**
- Provide new raised pedestrian crossings at key locations to slow traffic and improve pedestrian safety.

LANDSCAPE AND VEGETATION

- 22 TREE REMOVAL & REPLACEMENT**
- Identify with Council Arborist trees to be removed due to wood degrading fungi and replace with new indigenous trees.
- 23 WATER MANAGEMENT**
- Provide vegetated swales to retard the flow of stormwater off site and assist in passively irrigating planted areas.
- HABITAT CORRIDORS**
- Provide new tree and shrub planting works to improve landscape character, biodiversity and enhance habitat corridors within the reserve. Incorporate lower and mid storey vegetation to enhance cooling and encourage local wildlife into the local area.
 - Provide woody meadow and/ or flowery swards type of planting throughout the reserve ensuring all planting under existing transmission easement is no greater than 3m tall.

EXAMPLE IMAGES



CAR PARK OPTIONS -
(WORKS TO BE FUNDED BY MULGRAVE
PRIMARY SCHOOL)

- New Mulgrave Primary School Car Park to service the school hall/ indoor sports courts.
- All works to comply with Australian Standards
- Planting and Water Sensitive Urban Design initiatives to be integrated into the design.
- Design to incorporate suitable lighting for out of hours use, appropriate drainage and fully enclosed fencing.

LEGEND

- EXISTING PATHS TO REMAIN
- EXISTING GATE TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED NATIVE TREES
- PROPOSED PATHS
- PROPOSED VEHICULAR ACCESS ROAD
- PROPOSED NATIVE GARDEN BEDS - LOW PLANTING
- PROPOSED FENCE
- PROPOSED PEDESTRIAN GATE
- PROPOSED VEHICLE GATE
- EXISTING CONTOURS @ 0.1M INTERVALS

OPTION A



PROS

- Transfer of land or lease agreement will not needed to be made with Council as all works are contained within the Schools existing site boundary.
- 15 car spaces and 2 accessible parking spaces are achieved allowing for school pick up and use for visitors to the school basketball court.
- Provides 4 parking spaces for visitor drop off.

CONS

- This option provides the least number of car park spaces.

OPTION B



PROS

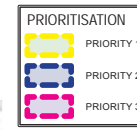
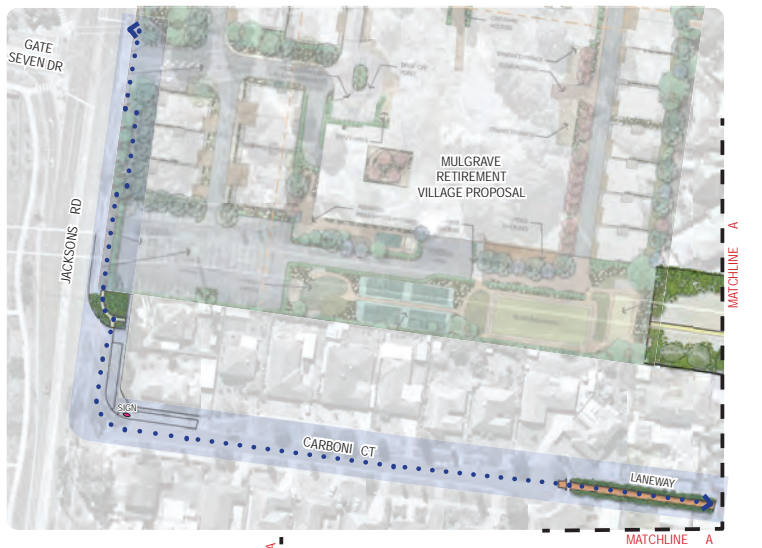
- 21 car spaces and 2 accessible parking spaces are achieved allowing for school pick up and use for visitors to the school basketball court.
- Provides 8 parking spaces for visitor drop off.

CONS

- Transfer of land will need to be made with Council as some works are outside the Schools existing site boundary.

PRECEDENT IMAGES





LEGEND

- EXISTING PATHS TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED NATIVE TREES
- PROPOSED 3.0M WIDE SHARED PATHS
- PROPOSED 2.5M WIDE SHARED PATHS
- PROPOSED SECONDARY PATHS
- PROPOSED DDA COMPLIANT RAMPS
- PROPOSED FEATURE PAVING TO SOCIAL GATHERING SPACES
- PROPOSED VEHICULAR ACCESS ROAD
- PROPOSED NATIVE GARDEN BEDS - LOW PLANTING
- PROPOSED VEGETATED SWALE
- PROPOSED SHARED LANE MARKINGS ON ROAD
- PROPOSED SEATS
- PROPOSED WAYFINDING SIGN
- PROPOSED PICNIC FACILITIES
- PROPOSED EXERCISE STATION
- EXISTING CONTOURS @ 1M INTERVALS



IMPLEMENTATION PLAN

Development opportunities for Gladeswood Reserve have been identified based on the assessment of need, community consultation findings, and the review of planning and technical information.

The development opportunities aim to create a balanced approach to development of the reserve by considering the needs of clubs and user groups, community groups and the broader community.

Each recommendation has been assigned a priority rating:

- Priority 1: High priority works
- Priority 2: Medium priority works
- Priority 3: Lower priority works

The implementation plan includes reference numbers relating to the Draft Master Plan design (pages 8-11).

Delivery of Master Plan recommendations is subject to Monash City Council budget processes and the availability of external funding opportunities.

The implementation plan identifies the organisation with the primary responsibility for funding and delivery of each recommendation. Monash City Council will continue to seek external funding opportunities for works identified as being the responsibility of Council.

Development Packages

Development Packages have been established to provide facility development options relating to:

1. Community play and active recreation
2. Organised sport
3. Transmission easement pathway
4. Mulgrave Primary School car park
5. Access improvements
6. Traffic management
7. Landscaping and vegetation

Recommendations within each Development Package have been costed by a Quantity Surveyor (pages 13 – 16) and a Cost and Staging Summary has been established (page 12).

The Cost and Staging Summary includes rates for preliminaries and overheads (12.5%), design contingency (10%), construction contingency (10%), consultant fees (10%), project management costs (2.5%), and authority, permits and headworks costs (1.5%).

The Cost and Priority Summary does not include cost escalations over time and construction cost estimates are based on current quantities and rates.

Cost and Priority Summary

Priority Category	Estimated Cost
Priority 1	\$2,427,188 - \$2,584,688
Priority 2	\$3,452,625
Priority 3	\$1,188,563
TOTAL BUILDING WORKS	\$7,099,313 - \$7,256,813
Contingencies & Fees	\$2,413,766 - \$2,246,316
TOTAL COST	\$9,513,079 - \$9,724,129

Proposed Funding Responsibility

Organisation	Estimated Cost
Monash City Council	\$8,521,898
Mulgrave Primary School	\$735,660 - \$946,710*
Monash University Baseball Club	\$255,521*
TOTAL COST	\$9,513,079 - \$9,724,129

Works proposed to be externally funded are denoted with an asterisk within the implementation plan

IMPLEMENTATION PLAN

Cost and Priority Summary

No.	Development Package	Total Estimated Cost	Priority 1	Priority 2	Priority 3
1	Community Play and Active Recreation	\$2,098,500	\$1,136,000	\$505,500	\$430,000
2	Organised Sport Facilities	\$523,000	-	\$353,500	\$169,500*
3	Transmission Easement Pathway	\$385,000	-	\$385,000	-
4	Mulgrave Primary School Car Park	\$488,000 – \$628,000	\$488,000 – \$628,000*	-	-
5	Access Improvements	\$1,484,500	\$312,000	\$1,172,500	-
6	Traffic Management	\$199,500	\$199,500	-	-
7	Landscaping and Vegetation	\$1,132,000	\$22,000	\$652,500	\$457,000
SUBTOTAL BUILDING WORKS		\$6,310,500 – \$6,450,500	\$2,157,500 – \$2,297,500	\$3,069,000	\$1,056,500
	Preliminaries and overheads (12.5%)	\$788,813 – \$806,313	\$269,688 – \$287,188	\$383,625	\$132,063
TOTAL BUILDING WORKS		\$7,099,313 - \$7,256,813	\$2,427,188 - \$2,584,688	\$3,452,625	\$1,188,563
	Design contingency (10%)	\$709,931– \$725,681	\$242,719 – \$258,469	\$345,263	\$118,856
	Construction contingency (10%)	\$709,931– \$725,681	\$242,719 – \$258,469	\$345,263	\$118,856
	Consultant fees (10%)	\$709,931– \$725,681	\$242,719 – \$258,469	\$345,263	\$118,856
	Project management costs (2.5%)	\$177,483 – \$181,420	\$60,680 – \$64,617	\$86,316	\$29,714
	Authority, permit and headworks costs (1.5%)	\$106,490 – \$108,852	\$36,408 - \$38,770	\$51,789	\$17,828
SUBTOTAL (Contingencies and Fees)		\$2,413,766 – \$2,467,316	\$825,244 – \$878,794	\$1,173,893	\$404,111
TOTAL		\$9,513,079 – \$9,724,129	\$3,252,431– \$3,463,481	\$4,626,518	\$1,592,674

IMPLEMENTATION PLAN

Development Package Summary

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 1: Community Play and Active Recreation				
1	Relocation and upgrade to a district-level playspace	\$505,500	2	Council
2	Picnic area including shelter, BBQ, park furniture and landscaping	\$310,000	1	Council
3	Outdoor exercise equipment nodes	\$372,000	1	Council
4	Multipurpose active recreation space	\$192,000	1	Council
5	Amphitheatre and events space	\$430,000	3	Council
6	Stand-alone public toilet facility	\$289,000	1	Council
SUBTOTAL		\$2,098,500		
Development Package 2: Organised Sport Facilities				
7	Playing field drainage improvement works	\$78,500	2	Council
7	Baseball batting cage redevelopment	\$169,500*	3	Monash University Baseball Club
7	Change facility amenities improvements	\$275,000	2	Council
SUBTOTAL		\$523,000		

IMPLEMENTATION PLAN

Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 3: Transmission Easement Pathway				
8	2.5-metre-wide path to Haverbrack Drive (east transmission easement)	\$127,500	2	Council
9	Resting points with seating and buffer planting (east transmission easement)	\$14,000	2	Council
10	Observation area (east transmission easement)	\$44,500	2	Council
11	1.8-metre-wide path and planting to proposed Aged Care Facility (western transmission easement)	\$159,000	2	Council
12	Wayfinding signage	\$40,000	2	Council
SUBTOTAL		\$385,000		
Development Package 4: Mulgrave Primary School Car Park				
A	OPTION A – Car park on Mulgrave Primary School property, <i>OR</i>	\$488,000*	1	Mulgrave Primary School
B	OPTION B – Car park on Mulgrave Primary School property and Gladeswood Reserve	\$628,000*	1	Mulgrave Primary School
SUBTOTAL		\$488,000 - \$628,000		

IMPLEMENTATION PLAN

Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 5: Access Improvements				
13	Improvements to access road from Maygrove Way to Mulgrave Primary School car park	\$192,000	1	Council
14	1.8-metre-wide paths and garden beds between Maygrove Way and Mulgrave Primary School	\$120,000	1	Council
15	3-metre-wide paths along Maygrove Way including signage and seating	\$368,000	2	Council
16	Shared lane markings along Carboni Court and Mardene Court	\$40,500	2	Council
17	Improved pathway connection and landscaping from Jacksons Road Service Road	\$25,000	2	Council
18	2.5-metre-wide path along Carboni Court laneway including buffer planting, solar bollard lighting and vehicle exclusion fencing	\$103,500	2	Council
19	DDA compliant ramps with handrails and TGSIs between existing car park and pavilion	\$198,500	2	Council
20	Upgrade existing secondary pathways to 2.5-metres-wide	\$437,000	2	Council
SUBTOTAL		\$1,484,500		
Development Package 6: Traffic Management				
21	Raised pedestrian crossings (Maygrove Way and Haverbrack Drive)	\$199,500	1	Council
SUBTOTAL		\$199,500		

IMPLEMENTATION PLAN

Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 7: Landscaping and Vegetation				
22	Tree removal and replacement with new indigenous trees	\$22,000	1	Council
23	Vegetated swales for water management	\$302,000	2	Council
24	New tree and shrub planting to habitat corridors	\$350,500	2	Council
25	Woody meadow and/or flowery swards of planting to habitat corridors	\$457,500	3	Council
SUBTOTAL		\$1,132,000		

