

7.2.4 DRAFT GLADESWOOD RESERVE MASTERPLAN

Responsible Manager:	Tony Oulton, Manager Active Monash
Responsible Director:	Russell Hopkins, Director Community Services

RECOMMENDATION

That Council:

1. Approves the draft Gladeswood Reserve Masterplan presented in Attachment A for public exhibition on Council's website and invite community feedback on the draft.
2. Notes that following the public exhibition period of the draft Gladeswood Reserve Masterplan, a Community Consultation Report will be prepared for Council consideration, and a final masterplan presented to Council for endorsement.

INTRODUCTION

This report provides an overview of the Gladeswood Reserve masterplanning process and seeks Council's approval to publicly exhibit the draft masterplan for community feedback.

COUNCIL PLAN STRATEGIC OBJECTIVES

Inclusive Services

Renew our community assets to deliver contemporary services.

Enhanced Places

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

Prioritisation of pedestrians and active transport over vehicles.

BACKGROUND

Funding for the development of Gladeswood Reserve Masterplan was provided as part of the 2022/23 capital works program.

The masterplan is being delivered in *five* key stages:

1. *Stage 1:* Background & Needs Assessment - Information Gathering, Research and Literature Review,
2. *Stage 2:* Integrated Site Plan (ISP) & Consultation – ISP development and Stakeholder Engagement and Community Consultation,
3. *Stage 3:* Development Options - Issues, Opportunities, Options and Concepts,

4. *Stage 4: Draft Master Plan* – development of a draft master plan for the study area including designs, evidence-based costs and business cases,
5. *Stage 5: Final Master Plan* - Final Master Plan for adoption by Council (inclusive of master plan development priorities).

Stages 1-4 have now been completed and a draft masterplan is presented to Council for consideration and endorsement for public exhibition.

A further report will be presented to Council and the conclusion of consultation to consider any proposed changes and/or adoption of the final masterplan.

DISCUSSION

1. *Existing Site Constraints*

It is important to note that there are a number of existing site constraints/issues that have been considered in the development of the draft masterplan and limit potential development on-site such as:

- Overhead power lines and United Energy clearance requirements
- Significant gradient changes and undulating topography
- Poor drainage and overland flows e.g. along residential boundaries
- Under-utilised open space
- Aging condition of existing buildings and infrastructure
- Existing planning overlays and zoning
- Lack of identity and poor amenity
- Scattered tree plantings or lack of landscaping vision
- Trail gap as identified in Monash Open Space Strategy.

2. *Off-road trails (East-West Trail Connection)*

The Mulgrave precinct contains part of the Dandenong Creek Trail and a connection to the Eastlink Trail. Gladeswood Reserve also has a series of park trails and there is an opportunity to improve trail connectivity (i.e. existing trail gap) to the Dandenong Creek Trail, Waverley Park Estate and Waverley Park Wetlands. Overall the precinct is poorly provided for in terms of trails.

The main potential trail route is along the electric supply easement. However much of this is within private property, making it unlikely and expensive to consider as a viable trail option. There is an easement that runs for almost 3 kilometres along the southern side of the Monash Freeway and connects from Lea Road (off Wellington Road) to Waverley Park. Potentially this could be constructed as a trail, however, there are likely to be issues with safety as there are limited entry and exit points and connectivity due to housing running along most of it.

The Monash Open Space Strategy recommended the creation of an east-west trail connection between the Dandenong Creek Trail and Waverley Park through the transmission easement. This can no longer be achieved due to the development of 62-94 Jacksons Road, Mulgrave by Ryman

Healthcare. The draft masterplan recommends an alternative trail alignment via Carboni Court through to the reserve.

3. *Trends in sport and recreation*

Active recreation and sport are major contributors to overall levels of physical activity and public health and wellbeing. Sport involves structured, competitive activity, while active recreation can be defined as leisure time physical activity undertaken outside of structured, competitive sport. Active recreation makes up 67 per cent and sport 18 per cent of the total time spent on discretionary physical activity.^[1]

Broadly speaking, participation in organised sport is decreasing whilst participation in active recreation is increasing. The decrease in sport participation is partially made up by increased participation in active recreation. Participation levels among women are significantly higher than men in non-competitive activities.¹

An increase in the provision of free, flexible and accessible active recreation opportunities (e.g. fitness stations, exercise hubs and multi-sport courts) is recommended for Gladeswood Reserve.

4. *Integration with Mulgrave Primary School*

Mulgrave Primary School has grown considerably in the last five years, with current enrolments reaching approximately 450 students. Increased enrolments have placed additional pressure on school facilities, including parking and pick up/drop off areas. A school hall/gymnasium was built in the north-east corner of their property in 2019, with the hall and a proposed car park intended to be accessed through Gladeswood Reserve.

Improved integration between the primary school site and Gladeswood Reserve should be implemented in a way that allows for complementary use without impacting existing users or potential future development.

Two options to integrate the car park with Council land are included within the masterplan for community consultation.

5. *Tenant Sports Clubs*

5.1 *Monash University Baseball Club*

The Monash University Baseball Club currently uses Gladeswood Reserve for home matches, while retaining use of a playing field at Monash University for training purposes. A long term agreement was reached with Monash University to accommodate the club's matches as part of the hospital development and re-location of sport from university grounds.

The baseball club indicated that the existing facilities generally meet their needs, but improvements to their facilities would assist in establishing Gladeswood Reserve as their true home facility.

The baseball club's facility development aspirations include creating an enclosed all-weather batting cage (with lighting), installation of lighting on the playing field (particularly for training purposes) and improvement of the clubrooms and change facilities.

Based on the level baseball played and Council's current provision standards, capital investment into baseball facilities at Gladeswood Reserve is not considered a Council priority. Improvements to the facility including lighting of the baseball field would only be supported if external funding was obtained on the basis Council's priority for baseball facility improvements is at Napier Reserve.

5.2 Gladeswood Reserve Tennis Club

Gladeswood Reserve Tennis Club indicated that while the courts were generally in good condition, the capacity of the facility to cater for existing users was a limiting factor for the club. The tennis club currently accesses courts at other locations to cater for demand.

The tennis club aspires to grow its membership and would like for Council to consider the development of additional courts at Gladeswood Reserve. The tennis club would also like to improve its clubroom to incorporate change facilities, increased storage and better social amenity.

Other suggested club priorities include improved car parking and the potential removal of trees along the southern edge of the tennis courts due to the impact on the court surface.

Based on the key principles and directions identified in the Monash Tennis Plan, the recent development of the nearby Monash Tennis Centre (18 tennis court located 6.3 km away), and Council's current provision standards, capital investment into tennis facilities at Gladeswood Reserve would not be recommended.

Over the longer-term (10+ years), when the existing courts reach the end of their useful life, the sustainability of tennis should be re-evaluated. In line with current active recreation trends, the potential replacement of the club-operated courts in favour of publicly accessible multi-purpose courts should be considered at Gladeswood Reserve.

^[1] [Active Victoria Strategic Framework for Sport and Recreation in Victoria 2017-2021](#)

FINANCIAL IMPLICATIONS

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 includes proposed staging of delivery into Priority 1, 2 and 3 works where Priority 1 works should be undertaken first, followed by Priority 2 works and then Priority 3 works.

Development Packages have been established to provide facility development options:

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 (QS) and a Cost and Staging Summary has been established and are outlined in detail on p. 12-17 of the draft masterplan (Attachment A).

Cost and Staging Summary

Stage	QS Estimated Cost
Priority 1 Works	\$2,427,188 - \$2,584,688
Priority 2 Works	\$3,452,625
Priority 3 Works	\$1,188,563
TOTAL BUILDING WORKS	\$7,099,313 - \$7,256,813
Contingencies & Fees	\$2,413,766 - \$2,2467,316
TOTAL COST*	\$9,513,079 - \$9,724,129

*Note: \$0.75m-\$0.95m to be funded by Mulgrave PS and \$255k by Monash Baseball Club.

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

POLICY IMPLICATIONS

Key State Government and State Sporting Association (SSA) strategies and plans that impact this project include:

1. **Active Victoria Framework**
2. **Tennis Victoria Strategic Plan to 2020**
3. **Safe and Strong - A Victorian Gender Equality Policy**
4. **Sport and Recreation Victoria's Female Friendly Sports Infrastructure Guidelines**
5. **Baseball Australia Club Facility Resource Guide**

The draft masterplan and associated development priorities are also cognisant of and align with relevant Monash strategies and plans including but not necessarily limited to:

- Council Plan 2021-2025
- Municipal Public Health Plan 2021-2025
- Monash Open Space Strategy 2021
- Active Recreation Opportunities Strategy 2021
- Monash Tennis Plan 2021
- Monash Playground and Playspace Strategy 2020
- Active Reserves Facility Hierarchy 2018
- Active Monash Capital Works Prioritisation Framework 2018
- Active Monash Vision.

Combined these policies, plans and strategies highlight the key priorities and areas of focus for Council which focus on *improving the health and wellbeing of the community* through the provision of:

- safe and inclusive places,
- accessible and engaging activities and services, and
- opportunities for all members of the Monash community to be physically active and participate in community life.

CONSULTATION

Meetings have been held with key user groups and internal and external stakeholders of the reserve, including staff workshops. An on-line community survey undertaken via Council's Shape Monash platform also generated 159 contributions from 459 visits between 6 February and 20 March 2023.

Other characteristics of the community survey respondents included:

- Frequent users of the reserve: 31% daily use, 74% at least weekly use.
- Mulgrave Primary School Stadium users (55 unique respondents) and Gladeswood Reserve Tennis Club (54 unique respondents) were well represented. Waverley Foothills Preschool had 25 unique respondents.
- 35% of respondents have children that attend Mulgrave PS.
- The majority of reserve users usually visit with family members, including children (40%) or other family (17%). 14% usually visit the reserve with their dog, and 9% usually visit the reserve alone.
- Approximately half of reserve users visit the site for 30-60 minutes, with 20% visiting for 1-2 hours and 18% spending less than 30 minutes at the reserve.

The primary reason respondents visit Gladeswood Reserve relates to unstructured activities such as walking (24 responses), dog walking (20), visiting the playground (20), enjoying open space (14), exercise including running (14) and informal recreation (10).

A wide range of ideas were generated for the improvement of Gladeswood Reserve. The most frequently suggested components related to the improvement, upgrade or installation of the playground (41); picnic/BBQ shelter (36); seating (30); shade (30); fitness equipment (26); tennis courts (18); lighting (17); dog park (16); and public toilets (16).

For more information refer to Attachment B – Consultation & Engagement Report.

SOCIAL IMPLICATIONS

The recommendations in the draft masterplan, when implemented, will enhance social connectiveness and community wellbeing by providing improved and accessible amenities and facilities at the reserve.

Other features of the masterplan including the consideration of new lighting in the school car park and ensuring Crime Prevention Through Environmental Design principles are used are also important for the perception of safety, which is often a barrier to women undertaking physical activity.

The masterplan also acknowledges that different people have different needs from the reserve not just because of gender but also intersecting characteristics. For example, through the provision of an upgraded playspace, public toilets, and pathways, the reserve will be more accessible to children and their parents and carers, as well as people with mobility issues or a disability.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

Because this policy/program/service is considered to have a direct and significant impact on the Monash community, a gender impact assessment has been undertaken as part of this work.

Gender has been considered as part of the masterplanning process and is discussed in the Background & Needs Assessment Report. De-segregated gender data is included in the Consultation & Engagement Report (Attachment B).

The analysis of engagement outcomes and gender preferences for physical activity was undertaken during the development of the draft masterplan and Active Recreation Opportunities Strategy 2021. The priorities and recommendations of the draft masterplan aim to reduce barriers to active recreation and provide access to more physical activity options for women and girls at Gladeswood Reserve.

Key considerations for increasing access to active recreation for women and girls:

- Female participation is generally higher than male participation in activities such as walking, fitness/exercise activities and yoga/pilates.

- 2019-2020 Ausplay data for Victoria found that 58.4% of women participate in walking (men 36%) and 42.7% participate in fitness/gym activities (men 33.8%)
- Participation of women and girls in club sport is lower than that of men and boys.

Officers expect however that there should be greater uptake of female participation in non-organised sport activities at the reserve through the development of the active recreation hub, shared trail improvements, upgraded playspace and community amphitheatre.

The draft masterplan also seeks to address this issue of female participation in club sport by recommending upgraded 'female friendly' facilities in the pavilion.

CONCLUSION

Significant planning and consultation has informed the development of a draft Gladeswood Reserve Masterplan. Officers seek Council approval to publicly exhibit the draft masterplan (Attachment A) and invite community submissions and feedback on the draft masterplan.

All submissions and comments received would then be reviewed and considered in the preparation of a final masterplan for Gladeswood Reserve which will be presented to Council for consideration and endorsement at a future meeting.

ATTACHMENT LIST

1. CS Attachment A - Draft Gladeswood Reserve Masterplan v 2 [7.2.4.1 - 18 pages]
2. CS Attachment B – Consultation & Engagement Report v 1 [7.2.4.2 - 10 pages]