



GLADESWOOD RESERVE MASTER PLAN

Background Report and Needs Assessment
February 2023

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KEY FINDINGS

Gladeswood Reserve is a district level reserve in Mulgrave that provides a range of sporting, active recreation, play, passive and community uses.

While the reserve provides opportunities for a diverse range of uses, the level of activation of the site does not reflect its classification as a district level reserve.

The development of the Gladeswood Reserve Master Plan provides the opportunity to redefine the future of the site to ensure that it promotes participation, access and connection for clubs and user groups, and the broader community.

Key Findings

- Gladeswood Reserve is a large Council reserve (approximately 11 hectares) with three primary zones relating to open space and play, sport and community facilities, and a transmission easement.
- Facility provision across the site is generally sufficient for current user needs, although some infrastructure is ageing and future upgrade or renewal will need to be defined throughout the master planning process.
- Sport facility provision at the site consists of a baseball field and four-court tennis facility. Further examination of the future of the tennis facility is required given the level of tennis provision across the City of Monash and in neighbouring municipalities.
- Opportunities to increase the provision of active recreation infrastructure and improve the existing playspace can increase activation of the site.
- The transmission easement that runs east-west through the site creates barriers to development and amenity, but also presents an opportunity to create an east-west trail connection. This opportunity is diminished by the inability to connect via the easement through 62-94 Jacksons Road, Mulgrave.
- While the reserve is not of significant environmental value, opportunities to improve environmental value across the site will be prioritised.
- The central pavilion and Early Years Centre is ageing and will require upgrade/renewal to ensure that it is fit-for-purpose for current and future users. The unique design of the pavilion will need to be considered in relation to suitable options to upgrade within the existing footprint.
- Access, vehicle circulation and parking, particularly in relation to the interface with Mulgrave Primary School, are key considerations for the master plan. The development of a traffic solution for the vehicle entry and car park off Maygrove Way will require careful consideration to ensure safe and orderly traffic and pedestrian movement.
- The improvement of supporting infrastructure and park furniture provides an opportunity to increase amenity within the site. The installation of a new public toilet will also assist in improving amenity, accessibility and safety for all users.
- Increasing the appeal and community interest in Gladeswood Reserve will be a key driver of the master planning process and will guide design outcomes. Creating an offering that attracts local and district-level residential catchments for a range of active, passive and community uses will be integral to the design process and prioritisation of the implementation plan.

PROJECT CONTEXT



METHODOLOGY

The development of the Gladeswood Reserve Master Plan incorporates five stages, with key deliverables associated with each stage:



STAGE 1: BACKGROUND & NEEDS ASSESSMENT

The Needs Assessment Report collates data and information relating to Gladeswood Reserve, Council strategies and policy, research, trends, demographics, and other relevant information to assess the needs of user groups and the community in relation to the future development of the site.

STAGE 2: INTEGRATED SITE PLAN & INTERNAL CONSULTATION

The Integrated Site Plan assembles the technical data and information relating to Gladeswood Reserve and the surrounding area, establishes the issues and opportunities for the site, and provides design options for consideration by internal stakeholders.

STAGE 3: DEVELOPMENT PRIORITIES & EXTERNAL CONSULTATION

This stage of the project includes a comprehensive external consultation program to understand the priorities of user groups and the community, as well as the delivery of a Reserve Development Plan, Feasibility Assessment and Business Case.

STAGE 4: DRAFT GLADESWOOD RESERVE MASTER PLAN

The Draft Master Plan will be developed based on the outcomes of the stages 1-3, incorporating findings of the Needs Assessment, Integrated Site Plan, Reserve Development Plan, Feasibility Assessment and Business Case. This stage will include public exhibition of the Draft Master Plan.

STAGE 5: FINAL GLADESWOOD RESERVE MASTER PLAN

The final Gladeswood Reserve Master Plan will be endorsed by Council following the public exhibition of the Draft Master Plan, review of feedback and incorporation of any required amendments.

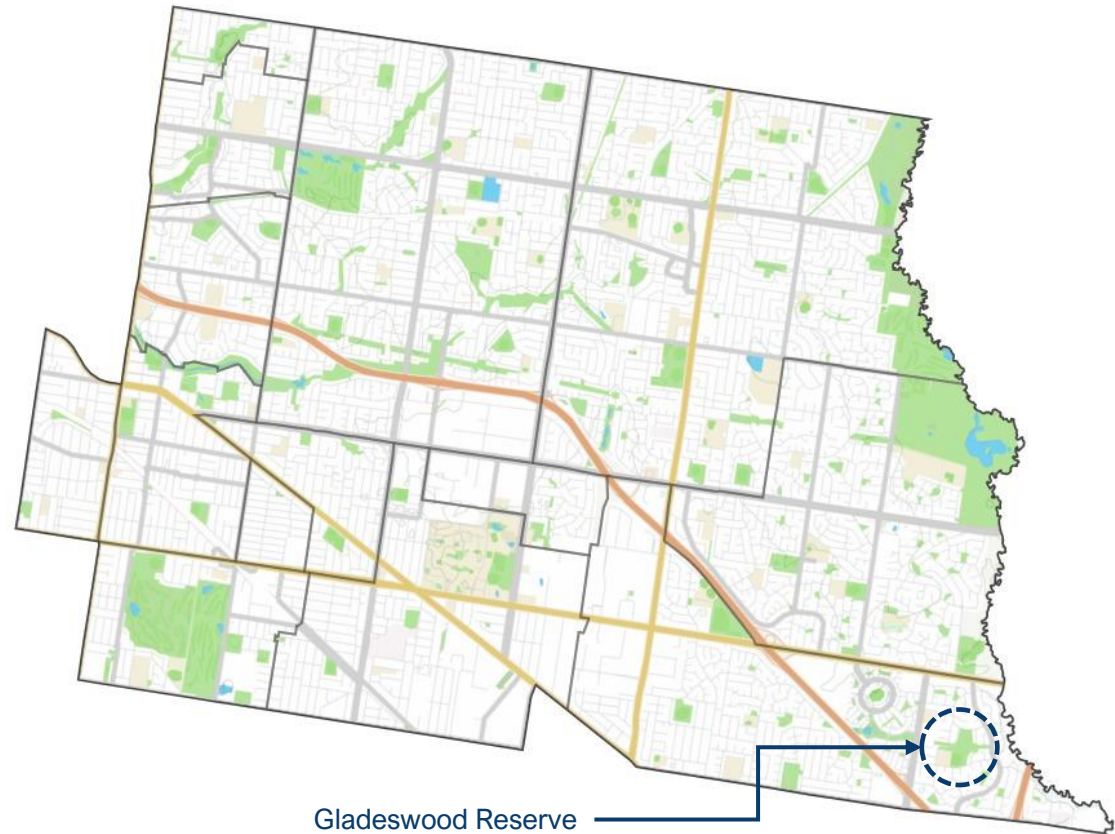
ABOUT GLADESWOOD RESERVE

Gladeswood Reserve is a district-level reserve located in Mulgrave in the south-east of the City of Monash.

The site is located within 300 metres of the eastern municipal boundary with Knox City Council, and 600 metres of the southern municipal boundary with Greater Dandenong City Council.

The site interfaces directly with Gladeswood Drive (south), Maygrove Way (west) and Grantham Terrace (north), and connects via pathways to Haverbrack Drive, Adela Court, Odessa Crescent and Hailsham Court.

The local residential catchment of the site is bounded by Jacksons Road to the west, Monash Freeway to the south, Eastlink and Dandenong Creek to the east and Wellington Road to the north.



ABOUT GLADESWOOD RESERVE

Gladeswood Reserve provides opportunities for a range of sport, active recreation and play activities, as well as providing important community services for local residents.

The site supports formal sporting uses via facilities for tennis (four courts) and baseball (one field). An area of open space in the northern section of the reserve, including a playground and bocce court, provides opportunities for unstructured recreation and play.

The site is home to the Gladeswood Reserve Tennis Club and the Monash University Baseball Club (see pages 30-32 for club and user group details).

The reserve is also home to the Waverley Foothills Preschool, which is integrated into the centrally located pavilion and operates during weekdays. The Monash Toy Library also runs from the site one day per month.

The site incorporates two linear parcels extending east and west from the site, forming a transmission easement running through this section of the reserve. The eastern extension has a significant falling gradient, falling approximately 24 metres across a 230-metre length to Haverbrack Drive (approximate 10% grade).

Gladeswood Reserve shares a boundary with the Mulgrave Primary School. The Primary School recently built a hall in the north-east section of the school property, with vehicular access to hall via Gladeswood Reserve off Maygrove Way. School drop-off and pick-up times create traffic congestion within the reserve and surrounding road network, particularly on Gladeswood Drive at the front of the school. Improved integration and access arrangements with Mulgrave Primary School are key objectives of this master plan.

An aerial image of Gladeswood Reserve is provided on page 8 outlining the key facilities within the site. A further aerial image is provided on page 9 representing the locations of nearby reserves.



Image: Example of wayfinding signage

SITE MAP

Gladeswood Reserve serves a range of purposes for sport, active recreation, play, passive activity and community services. The site consists of three primary zones with defined purposes. Observations of each facility component are summarised on pages 19-30 of this report.

ZONE 1: Open Space and Play

- 1A Playspace: Neighbourhood-level playspace
- 1B Informal open space: Grassed open space including circuit path, bocce court and vegetation

ZONE 2: Sport and Community Facilities

- 2A Baseball facility: Single baseball diamond with two-lane batting cage
- 2B Tennis facility: Four en-tout-cas courts (2 x two courts) with lighting and pavilion
- 2C Pavilion/Early Years Centre: Social/change facilities for baseball club, Early Years Centre and public toilets
- 2D Car parking: Car park off Gladeswood Drive and car park off Maygrove Way

ZONE 3: Transmission Easement

- 3 Transmission easement: Contains 220kV transmission towers and lines.

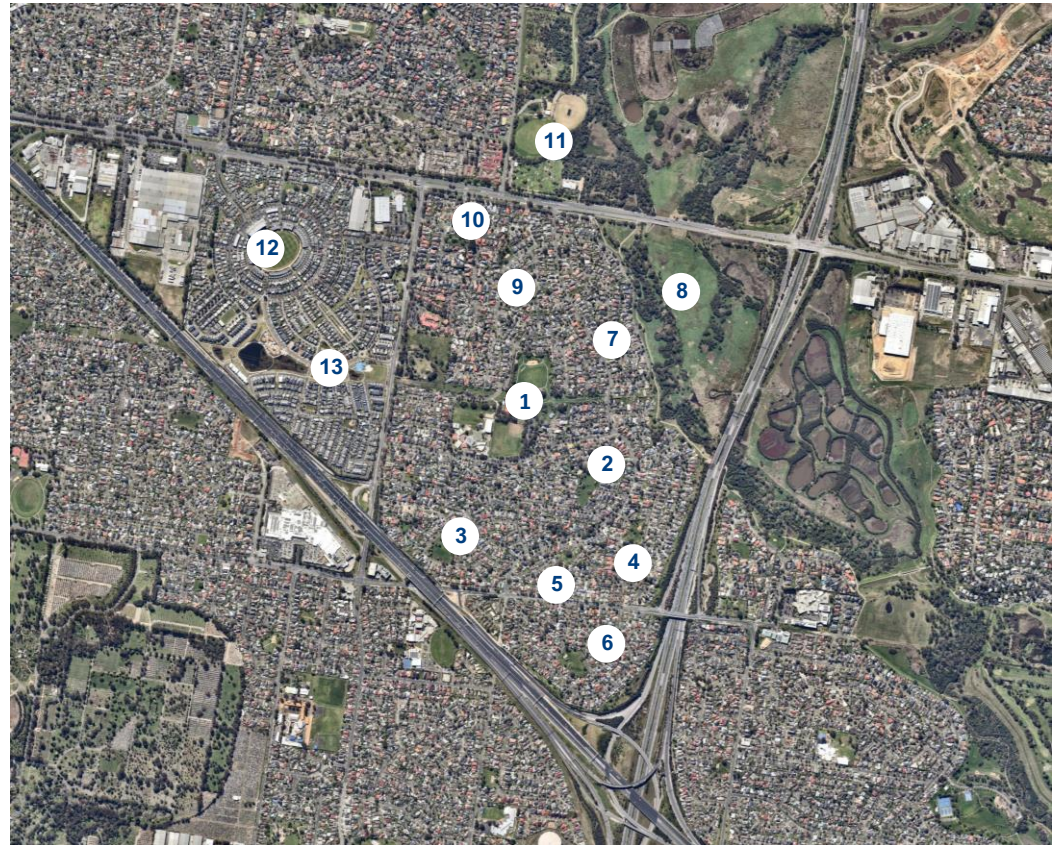


GLADESWOOD RESERVE CATCHMENT

The Monash Open Space Strategy defines Gladeswood Reserve as servicing a district-level catchment. While there are other council reserves within close proximity of Gladeswood Reserve, the majority are pocket parks that service local catchments.

Other reserves within close proximity of Gladeswood Reserve that service district catchments include Dandenong Creek Linear Reserve and Mulgrave Reserve. Waverley Park Lake Reserve also services a district catchment due to the level of provision at the site, but is referred to as 'other features' in the Monash Open Space Strategy (updated 2021).

No.	Site Name	Classification
1	Gladeswood Reserve	District
2	Amblecote Crescent Reserve	Local
3	Chelsea Avenue Reserve	Local
4	Portland Street Reserve	Local
5	Dunrossil Close Reserve	Local
6	Blackmore-Madison Reserve	Local (non-Monash)
7	Haverbrack Drive Reserve	Local
8	Dandenong Creek Linear Reserve	District
9	Grantham Terrace Reserve	Local
10	Sugargum Drive Reserve	Local
11	Mulgrave Reserve	District
12	Waverley Park	Private access
13	Waverley Park Lake Reserve	<i>Other features</i>



COMMUNITY PROFILE: MULGRAVE

Gladeswood Reserve is located in Mulgrave, close to the eastern and southern boundaries of the City of Monash. The population of Mulgrave is forecast to grow by 8.6% between 2022 and 2041.

Mulgrave is demographically diverse, with almost half (46.4%) of residents born overseas, and more than half (51.3%) of residents speaking a language other than English at home. While the level of diversity in Mulgrave is higher than Greater Melbourne (35.7% born overseas), the proportion of residents born overseas is lower than the average for City of Monash (50.4%).

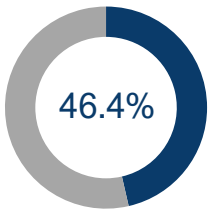
The ancestry of residents within Mulgrave reflects a diverse community, with Chinese, Australian, English, Greek and Italian comprising the top five ancestries.

Based on the 2021 ABS estimated resident population, Mulgrave has a population density of 1,873 persons per square kilometre, in comparison to 2,370 per square kilometre for the City of Monash.

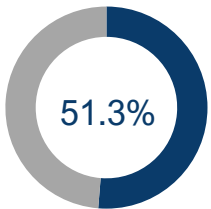
Regarding age cohorts, Mulgrave has a higher proportion of residents aged eleven or under in comparison to the City of Monash (Mulgrave 14.2%, Monash 12.1%), as well as higher proportions of 35-49 year-olds and 70-84 year-olds. This is offset by a lower proportion of residents between the ages of 18 and 34 (Mulgrave 21.5%, Monash 26.5%)

PROJECTED POPULATION: MULGRAVE

2022	2041	2022-2041 % INCREASE
20,623	22,398	8.6%

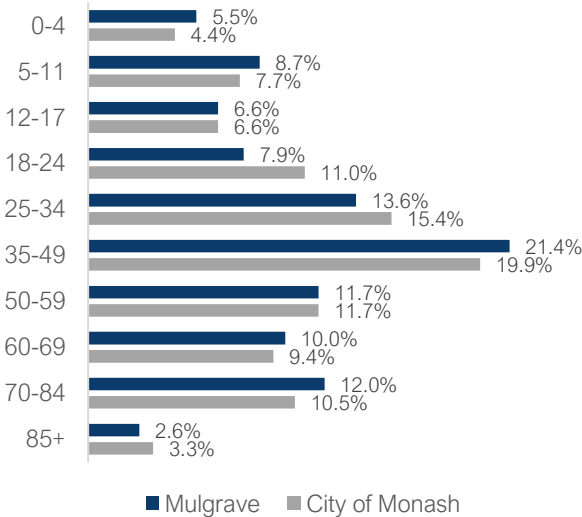


Residents Born Overseas

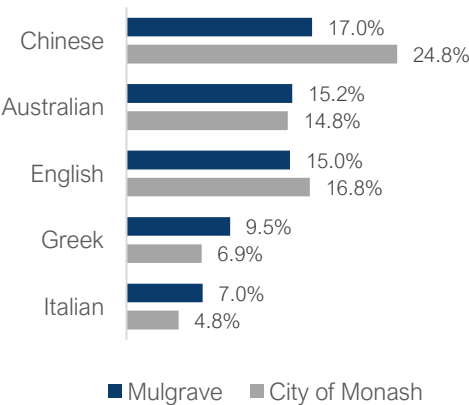


Speak Language Other Than English At Home

SERVICE AGE GROUPS



TOP 5 ANCESTRIES



NEEDS ASSESSMENT



NEEDS ASSESMENT

The needs assessment for Gladeswood Reserve is based on a range of factors that influence the prioritisation of the future development of the site.

While this needs assessment is focused on Gladeswood Reserve, the assessment of needs relates to the role the site plays in the broader provision of open space and community facilities.

Needs assessment analysis is provided on pages 14-18 and a summary of the needs assessment provided on page 13.

The needs assessment is undertaken using a traffic light method, based on the following scale:

Significantly above needs/performance criteria



Somewhat above needs/performance criteria



Meets needs/performance criteria



Somewhat below needs/performance criteria



Significantly below needs/performance criteria



Assessment Criteria		Description
1.	Sport facility provision	Provision of facilities for organised sporting activity to cater for current and future sporting club and community needs
2.	Active recreation facility provision	Provision of facilities for non-competitive physical activity to cater for current and future community needs
3.	Open space and playspace provision	Provision of open space and playspaces to cater for community needs
4.	Community facility provision	Provision of community facilities and buildings that facilitate community services and align with the broader objectives of the site
5.	Access, connection, parking and vehicular circulation	Ease of access to and through the site, connection to other community facilities and the local residential area, and suitability of parking and vehicle access for the purpose of reserve users and other community use (including Mulgrave Primary School)
6.	Environmental sustainability	Assessment of the environmental value of the site and environmentally sustainable design components
7.	Population and demographics	Assessment of the impact of the population and demographic profile on community needs
8.	Community and user group needs	Consideration of broader community and user group needs and the impact on the future development of the reserve
9.	Strategic alignment	Alignment with City of Monash, government and stakeholder strategic planning and direction

NEEDS ASSESMENT SUMMARY

No.	Assessment Criteria	Summary	Assessment
1	Sport facility provision	The existing baseball and tennis facilities generally meet community needs, although the future of the tennis facility requires further examination given other tennis provision within 5km, and the potential upgrade of change facilities for baseball should be considered.	
2	Active recreation facility provision	Active recreation facilities provision consists primarily of pathways, half-court basketball court and open space areas. The level of active recreation specific infrastructure is considered below community needs, although consideration of the complementary active recreation facilities at Waverley Park Lake Reserve is required. Improved provision of active recreation facilities will assist in activating the site.	
3	Open space and playspace provision	The provision of open space within the Mulgrave and Wheelers Hill catchments is generally sufficient, with Gladeswood Reserve providing a district-level space for community sport and recreation. The playspace is currently sufficient for community needs, but the opportunity to improve playspace provision (and potential relocation and reclassification) should be considered.	
4	Community facility provision	The provision of the kinder/early years facility currently services non-sport/recreation community needs and should be retained at the site. The provision of public toilets can be improved, with the potential for a new public toilet to service play and active recreation facilities.	
5	Access, connection, parking and vehicle movement	There are a number of opportunities to improve access, connection, parking and vehicle movement to and through the site, including 1) creation of an east-west trail connection via the transmission easement, 2) improved car parking and movement, including integration within the primary school site, and 3) improved pathways and pedestrian access across the site.	
6	Environmental sustainability	While further assessment of environmental sustainability is required through the Integrated Site Plan, the master plan will aim to prioritise potential environmental sustainability outcomes relating to vegetation, habitat and water management.	
7	Population and demographics	The suburb of Mulgrave will grow by 8.6% between 2022 and 2041, with a higher than average proportion of young families and older adults. The demographic profile indicates the need to provide appropriate play spaces, active recreation facilities and sporting facilities.	
8	Community and user group needs	Gladeswood Reserve currently meets the broader needs of community and user groups, including the Monash University Baseball Club and Gladeswood Reserve Tennis Club. While current needs are generally met, improvements to specific facility components to increase equitable access and provision for all users should be prioritised throughout the master planning process.	
9	Strategic alignment	Gladeswood Reserve delivers outcomes from a range of Council plans and strategies. The master planning process provides the opportunity to plan and design solutions relating to key plans and strategies including the Open Space Strategy, Active Recreation Opportunities Strategy, Playground and Playspace Strategy, and Monash Tennis Plan.	

NEEDS ASSESSMENT

No.	Assessment Criteria	Needs Analysis	Assessment
1	Sport facility provision	<p>Provision for sport at Gladeswood Reserve centres around the baseball facility in the south of the site and the four-court tennis facility in the centre of the site. Each of these facilities has an associated pavilion, with change facilities provided as part of the baseball pavilion.</p> <p>The baseball facility meets the current needs of the Monash University Baseball Club which has 55 members playing in competition. The facility was recently improved through joint investment by Monash University and Council to support the relocation of the club to the site (2020). The club has access to a single playing field (including backnet, dugouts and scoria base paths), a two-lane batting tunnel and pavilion/change facilities. The primary component for consideration relating to baseball is the improvement of change facilities to ensure they are appropriate for all participants. The Monash University Baseball Club has a current license agreement running until 30 June 2029, with a further 2 x 5-year options.</p> <p>The tennis facility currently provides four en-tout-cas courts (2 x two-courts) with lighting and a pavilion. The courts are not publicly accessible, but can be booked for casual use via the Gladeswood Reserve Tennis Club. An audit of the courts indicates that there are multiple areas of non-compliance with standards and the condition of the courts and fencing is likely to require remediation in the medium-long term. The club lease runs until 2032, with a further 5-year option.</p> <p>The provision of four courts currently meets clubs needs based on membership numbers. Given the development of the Regional Tennis Centre adjacent to the Glen Waverley Golf Course, and the provision of a further 14 tennis facilities totalling 89 courts within 5kms of the Gladeswood Reserve, community need to expand the facility to six courts is limited. Further examination on the future of the tennis facility is required through the master planning process.</p>	
2	Active recreation facility provision	<p>Gladeswood Reserve currently provides opportunities for active recreation through the provision of informal open space and path networks. There is limited active recreation specific infrastructure at the site outside of the path networks, with the primary components being a half-court basketball court (adjacent to the carpark off Maygrove Way) and the bocce court in the north-west of the informal open space area. The bocce court was observed as being in relatively poor condition and appears to receive limited use.</p> <p>While the provision of additional active recreation infrastructure should be considered during the development of the master plan, it should be noted that Waverley Park Lake Reserve (350 metres from Gladeswood Reserve) provides a skate park, climbing wall, outdoor fitness equipment, outdoor table tennis and soccer goals. Increased provision of active recreation infrastructure should focus on local catchment needs and complement the existing infrastructure at Waverley Park Lake Reserve.</p> <p>It should be noted that achieving a shared trail connection through the powerline reserve to the west of Gladeswood Reserve cannot be achieved due to the development of 62-94 Jacksons Road, Mulgrave by Ryman Healthcare as an aged care facility.</p>	

NEEDS ASSESSMENT

No.	Assessment Criteria	Needs Analysis	Assessment
3	Open space and playspace provision	<p>The site is classified as a district-level reserve within the Open Space Strategy, providing a mix of active and passive open space for a district level catchment. The suburbs of Mulgrave and Wheelers Hill both have above three hectares of open space per 1,000 residents, indicating that the amount of open space in the catchment is appropriate and above the average 2.5 hectares per 1,000 residents across the City of Monash.</p> <p>The playspace in the northern area of the reserve is classified as a neighbourhood-level playspace, with an indicative catchment of one kilometre, which approximately consists of the area bounded by Eastlink to the east, Police Road to the south, Jacksons Road to the west and Wellington Road to the north. The playspace is currently serviceable, but should be considered for upgrade, with the potential for relocation more centrally within the site.</p> <p>The playspace should also be considered for reclassification to district-level to align with the classification of the reserve. A reclassified playspace offering could be expanded during either renewal or relocation (depending on the outcome of the master planning process). It should be noted that the provision of an improved playspace offering at the site is likely to generate additional community use and activation given the close proximity of the Mulgrave Primary School and potential for families to visit the playspace after school hours.</p> <p>Gladeswood Reserve is classified as an Off-Leash Area (OLA) in the Dog Off-Leash Area Policy (2022). This status as an OLA will need to be taken into account relating to planning for open space, play facilities, active recreation infrastructure and supporting amenities.</p>	
4	Community facility provision	<p>Gladeswood Reserve provides additional 'non-active' community services via the Waverley Foothills Preschool located in the central building (connected to the baseball pavilion and change facilities). The Waverley Foothills Preschool provides three-year-old and four-year-old kinder. The Monash Toy Library also runs from the site one day per month. Based on the Monash Kindergarten Infrastructure and Services Plan (2020), Mulgrave and Wheelers Hill will have a minor amount of unmet demand for kindergarten places. Further planning may be required to determine any upgrade or redevelopment requirements for early years facilities over time.</p> <p>The central building also provides basic male and female public toilets. Passive surveillance is poor outside of times when facilities are actively in use due to the location of the toilets centrally within the reserve and away from major roadways such as Gladeswood Drive and Maygrove Way. Surveillance during the day is marginally improved due to patronage of the kindergarten. The Open Space Strategy recommends the provision of a new public toilet.</p> <p>The needs assessment is listed as "somewhat below needs/performance criteria" based on the recommendation for a new public toilet and need to improve safety and passive surveillance. New public toilets should be located in close proximity to publicly accessible play and active recreation facilities in a space with good passive surveillance.</p>	

NEEDS ASSESSMENT

No.	Assessment Criteria	Needs Analysis	Assessment
5	Access, connection, parking and vehicle movement	<p>Gladeswood Reserve provides a path network that connects users from surrounding residential properties to and through the site, as well as providing a circuit path within the passive open space area that can be used for active recreation purposes. The pathway connection through the transmission easement to the east of the site is steep, rising 24 metres along a 230-metre length east-west from Haverbrack Drive into the centre of the site. Path connections from the east, north and south to and through the reserve meet current needs but could potentially be improved.</p> <p>The potential to create a shared trail connection to Waverley Park via the transmission easement (as recommended by the Open Space Strategy) is negated by the planning permit relating to the 62-94 Jacksons Road Mulgrave, which directs pedestrian connection to be made via Carboni Court.</p> <p>The opportunity to create a connection from the Dandenong Creek Trail through to Waverley Park (noting part of the connection is via the local street network) should be explored.</p> <p>Improving access for all people, including people with disabilities and/or mobility issues will be a key objective of the master planning process. DDA compliance across the site varies and will be considered through the planning and design phases of the development of the master plan.</p> <p>Car parking and vehicular circulation will require examination via the master planning process, as there are a range of issues that require resolution to improve current circulation within and surrounding the site. The reserve provides two car parks, with a asphalt car park off Gladeswood Drive and a gravel car park off Maygrove Way. Car parking is used by sports club patrons and reserve users, but are also use at key peak periods during primary school and pre-school drop-off and pick-up.</p> <p>The construction of the school hall and gymnasium in the north-east of the primary school site has created further need for examination of vehicular movement and circulation, as the site now attracts use for basketball competition during weeknights and on weekends. The Primary School would also like to provide additional drop-off/pick-up options for families to reduce traffic conflict at the front of the school on Gladeswood Drive.</p> <p>The development of a small carpark and/or turning circle on the school site is a priority for the Primary School, noting that this may impinge on Council land and require a lease or access agreement. A detailed assessment of traffic circulation and options for the carpark integrated with the Primary School off Maygrove Way should be considered during the development of the master plan.</p>	

NEEDS ASSESSMENT

No.	Assessment Criteria	Needs Analysis	Assessment
6	Environmental sustainability	<p>Gladeswood Reserve is a district level reserve that is largely dominated by facilities for organised sport and grassed open space, with stands of established native trees surrounding car parks and the open space section in the north of the reserve. Vegetation across the site is generally in healthy condition, with further assessment of the existing trees to be incorporated into the Integrated Site Plan and Master Plan.</p> <p>Recommendations relating to the retention or removal of existing trees will be incorporated into the master plan, and opportunities for new vegetation incorporated. The master plan will aim to retain or increase the current environmental value of the site in relation to vegetation, natural habitat and water management.</p> <p>The needs assessment is listed as “somewhat below needs/performance criteria” based on the potential of the site to deliver better sustainability, biodiversity and water management outcomes.</p> <p>The classification of Gladeswood Reserve as an Off-Leash Area may diminish some of the habitat outcomes that can be achieved. Careful consideration of the impact of dogs on habitat creation will be required.</p>	
7	Population and demographics	<p>Based on the demographic profile of Mulgrave, Gladeswood Reserve provides for a diverse cohort of users, with more than half of residents speaking a language other than English at home. The population of Mulgrave will grow by 8.6% between 2022 (20,623 residents) and 2041 (22,398 residents). The age profile of Mulgrave indicates a higher proportion of young families, with age cohorts 0-4 years, 5-11 years and 35-49 years being higher than the average for the City of Monash. The 18-24 years and 25-34 years age cohorts are lower than the average for Monash.</p> <p>Based on the demographic profile, as well as the co-location of the pre-school within the site and primary school adjacent to the site, the reserve should continue to prioritise infrastructure that engages families with primary school age children as part of the broader sport, active recreation, open space and play offering.</p> <p>Further consideration of facilities that provide for informal and unstructured active recreation is require. Diversifying the offering at the site and providing facilities that attract higher patronage will be a key objective of the Gladeswood Reserve Master Plan.</p>	

NEEDS ASSESSMENT

No.	Assessment Criteria	Needs Analysis	Assessment
8	Community and user group needs	<p>The needs of the tennis club and baseball club are addressed within the sport facility provision assessment (criterion 1), while broader community needs relating to active recreation and play are considered in criteria 2 and 3. Community facility needs within the reserve are considered in criterion 4.</p> <p>The broader assessment of community and user group needs relates to other community needs that may impact the future development of the site. The most likely significant future impact on the site is potential growth of the Mulgrave Primary School, with enrolments currently at 450 students (an increase of approximately 100 students in the last five years). While the school will be required to provide for students within the school site, increased student numbers and development of the school site may lead to higher reliance on Gladeswood Reserve for parking and use of open space.</p> <p>Improved integration between the primary school and the reserve, including the consideration of active transport and vehicular movement between Gladeswood Reserve and the school (and the surrounding road network) will be a priority for the master planning process.</p> <p>Improved perceptions of safety and surveillance across the site is another broad community and user group need that should be given further consideration in the design process.</p> <p>The needs assessment is listed as “meets needs/performance criteria” as the majority of community/user needs are addressed in other assessment criteria.</p>	
9	Strategic alignment	<p>Gladeswood Reserve plays important role in the delivery of Council’s strategic objectives across a range of plans and strategies. The master planning of the site will consider opportunities to deliver strategic outcomes from key corporates plans such as the Council Plan 2021-2025, Monash Health and Wellbeing Plan 2021-2025, Monash Gender Equity Framework and Active Monash policy direction, as well as recommendations from a range of strategies including:</p> <ul style="list-style-type: none"> • Open Space Strategy – east-west trail connection development and public toilet installation • Playground and Playspace Strategy – requirements for neighbourhood-level playspaces (potential to reclassify to district-level) • Active Recreation Opportunities Strategy – installation of active recreation infrastructure to complement the existing playground • Tennis Plan – consideration of the future of tennis facilities with fewer than six courts <p>In addition to Monash City Council plans and strategies, the master planning process will consider strategic direction from State Government and State Sporting Association plans, with key agencies engaged throughout the consultation process as required.</p>	

SITE OBSERVATIONS

SITE OBSERVATIONS

Inspections of Gladeswood Reserve were undertaken between September to November 2022 to provide the project team with an understanding of the site layout and configuration, and facility provision and condition.

General Observations

Gladeswood Reserve is a district-level reserve approximately 11 hectares in size that provides a range of sport, recreation and community facilities. Infrastructure at the site includes baseball and tennis facilities (including pavilions), Early Years Centre, playground, open space, pathways, active recreation infrastructure, vegetation and landscaping, and supporting infrastructure such as toilets, car parking and park furniture.

Topography varies across the site, with the majority of the site being relatively flat, but steep grades falling to Grantham Terrace and via the transmission easement to the east connecting to Haverbrack Drive.

The site consists three primary use zones:

1. Open space and play space – located in the north of the site
2. Sports and community facilities – located in the southern and central areas of the site
3. Transmission easement – running east-west through the site

The character of the site is consistent with other district level reserves within the City of Monash, although there are opportunities to improve the amenity and appeal of the site for the community and user groups.

Site-level Issues and Opportunities

- The site catchment appears to be relatively local, with limited infrastructure or attractors to draw users from beyond a local catchment.
- The active recreation and playspace offering is limited and does not encourage use outside the local catchment.
- The transmission easement that runs east-west through the site creates amenity issues and may restrict certain types of development.
- The transmission easement creates an opportunity for an east-west trail connection, although steep grades to the east and the planning permit relating to 62-94 Jacksons Road, Mulgrave diminish its potential.
- The pavilion is located centrally within the reserve, creating low levels of passive surveillance and security. The pavilion is ageing and may require upgrading to meet the needs and expectations of users.
- The interface with Mulgrave Primary School, including parking and vehicular movement requires consideration to ensure capacity is maximised.
- The active recreation node provided at Waverley Park Lake Reserve generally provides for the Gladeswood Reserve catchment, although connection across Jacksons Road creates a barrier.

SITE OBSERVATIONS

Open Space

Gladeswood Reserve incorporates a number of open space areas, with the northern section of the site being the primary area for informal/unstructured use. This section of the reserve incorporates a large grassed area, playground, bocce court and circuit path (approximately 400 metres in length). The area to the west of the tennis courts also provides a basketball half-court.

Issues:

- The site provides a large informal open space area, but there is limited activation of this space other than for incidental use (particularly dog-walkers).
- Bocce court is in poor condition and appears to receive limited use
- Vegetation and trees throughout the site are of varying condition and environmental value, and create barriers for use in some areas

Opportunities:

- Consider the use and character of open space areas, and examine opportunities for increased activation, including the provision of active recreation facilities
- Consider the future of existing vegetation and trees, and the potential for additional vegetation in appropriate locations
- Consider user needs relating to supporting infrastructure and park furniture



Open space – Northern area



Open space – Northern area



Open space and playground – Northern area



Baseball field

SITE OBSERVATIONS

Playspace

The playspace on the northern edge of the site is classified as a neighbourhood-level playspace and is comprised of standard playground components.

Issues:

- The playspace is ageing and will require upgrade in the medium-to-long term
- The playspace is located in the north of the site adjacent to Grantham Terrace and is relatively hidden by vegetation and change in grade to the roadway
- The equipment within the playspace generally caters for young children, with limited opportunities for people of other ages to participate in activity in the surrounding area
- Supporting infrastructure is limited to seating and picnic tables

Opportunities:

- Consider the best location for the playspace within the northern open space area of the reserve
- Upgrade play equipment and consider incorporating active recreation components adjacent to the play space to encourage intergenerational participation
- Improve the supporting infrastructure provided, including seating, bins, shade and drinking fountains



Playground



Playground



Playground



Swing set

SITE OBSERVATIONS

Pathways and Pedestrian Connections

Gladeswood Reserve provides network of pathways and connections to support movement into and through the site. While pathways are in place across the site, there are opportunities to improve pedestrian connections that will encourage increased use and less reliance on vehicle access.

Issues:

- Path connections and access points are provided, but steep grades and path locations may create access issues for some users
- The improvement of path and trail connections needs to consider the impact of road crossings (Maygrove Way, Jacksons Road) and adjacent sites.

Opportunities:

- Investigate the opportunity to create an east-west path/trail connection via the transmission easement and local pathway network (noting access not achievable via 62-94 Jacksons Road, Mulgrave)
- Avoid the use of roadways by pedestrians and/or pathways terminating within car parks
- Examine accessibility and DDA compliance of pathways to ensure people with disabilities and/or mobility issues can access the reserve equally
- Consider the off-site needs relating to path connections and crossing points



Pathway adjacent to playground



Pathway – eastern transmission easement



Pathway – from Gladeswood Drive



Western transmission easement

SITE OBSERVATIONS

Tennis Facility

The tennis facility is comprised of four en-tout-cas courts (two banks of two-courts) with low-level 'shoebox' lighting on courts 1 and 2 and high-level lighting on courts 3 and 4.

An inspection of the courts was undertaken by 2MH consulting on 22/8/2018, with the courts in fair-to-good condition. Three of the four courts were noted as being non-compliant based on court dimensions. The court audit identified a range of short-to-medium term works that could be undertaken, but suggested that it may be preferred to consider the longer-term full reconstruction of the courts.

The courts are supported by a 120 square metre pavilion and ten square metre storage shed.

Issues:

- Ageing and non-compliant court infrastructure
- Four-court facility limits club sustainability and growth (preferred minimum of six-courts)

Opportunities:

- Long-term recommendation for the reconstruction of the courts to address asset compliance and condition issues via court audit to be considered
- Existing provision of tennis courts and construction of the regional tennis centre limit the demand for additional courts



Tennis Courts



Tennis Courts



Tennis Courts



Tennis pavilion

SITE OBSERVATIONS

Baseball Facility

The single baseball diamond is oriented with batters hitting in a south-west direction. The dimensions of the field are approximately 100 metres along the first base and 110 metres along the third base (home plate to fenceline).

The field has a backnet and topnet to prevent flyballs leaving the field, two player dugouts and an umpires dugout. A two-lane batting cage is provided on the northern edge of the field.

Issues:

- Proximity of the outfield fence to the eastern boundary of Mulgrave Primary School creates the potential for conflict between users
- Change facilities do not meet requirements and create barriers to participation, particularly for women and girls

Opportunities:

- Ensure the baseball field and batting cage meet minimum requirements for senior baseball
- Consider the need to increase safety, particularly in the interface between the reserve and the school site
- Consider the need to upgrade change facilities to meet community expectations, particularly relating to needs of female participants (currently no female teams)
- Examine the need for sports lighting, noting the general requirements (500 lux infield, 300 lux outfield) may make lighting prohibitively costly to install and operate



Baseball backnet and topnet



Baseball field – First base running path



Baseball field



Baseball batting cage

SITE OBSERVATIONS

Pavilion and Early Years Facility

The Pavilion and Early Years Facility is centrally located within the reserve and provides change and social space for the Monash University Baseball Club, as well as facilities for the Waverley Foothills Preschool and Monash Toy Library.

The baseball change and social rooms were inspected and found to be in reasonable condition. The social space is fit-for-purpose. The change facilities require upgrade to meet current facility expectations, particularly relating to change facilities for women and girls.

Issues:

- Change facility provision servicing the baseball field should be considered for upgrade
- Ageing built infrastructure may require upgrade and renewal in the medium-to-long term
- Further examination of the suitability of the building for kinder and early years programming is required and may require further planning by Council
- The location of the public toilets within the centrally located building limits passive surveillance

Opportunities

- Retention of existing building footprint, with consideration given to upgrading to change facilities and/or improvements to social space
- Consider the installation of a public toilet in an improved location



Entry to early years facility



Public toilets



Entry to baseball club social and change facilities



Interior of baseball club social rooms

SITE OBSERVATIONS

Vehicular Movement and Car Parks

The site has two vehicle entries and associated car parks. The main entry and car park is off Gladeswood Drive and runs along the east of the baseball field. The secondary entry and car park comes off Maygrove Way and services the tennis courts and main pavilion.

The amount of car-parking is generally sufficient for users of the reserve. The car parks within the reserve are used at primary school drop-off and pick-up times, with traffic congestion on Gladeswood Drive and Maygrove Way creating safety and vehicle circulation issues.

Issues:

- Circulation and safety issues created by school drop-off and pick-up traffic. Car parking on Gladeswood Drive at school drop-off and pick-up is problematic, with potential opportunities to improve safety via use of Gladeswood Reserve car parking, particularly off Maygrove Way at the north of the school.
- Concurrent use of car parking at peak times for sport and school activities

Opportunities:

- Improvement of traffic circulation and parking off Maygrove Way
- Improvement of interface between Mulgrave Primary School and Gladeswood Reserve



Car park – off Gladeswood Drive



Car park – off Maygrove Way



Car park and entry off Maygrove Way



Temporary car park – Mulgrave Primary School

SITE OBSERVATIONS

Transmission Easement

High voltage powerlines run east-west through the site via an AusNet transmission easement. The eastern section has a significant fall of approximately 24 metres along a 230 metre length. The western section is disconnected from the rest of Gladeswood Reserve and serves limited recreation or open space function. Powerlines run across tennis courts 1 and 2, but do not currently impede their use.

The transmission lines and towers are 220kV type, with requirements relating to conditions outlined by AusNet relating to tennis facility design and earthing.

Issues:

- Building restrictions/requirements within the easement
- Steep grade of the eastern section limits access and use
- Disconnection of the western section from the remainder of the reserve limits access and use
- Planning permit TPA/47359/A 62-94 Jacksons Road, Mulgrave excludes any requirement to create an east-west connection through the Jacksons Road site along the transmission easement.

Opportunities:

- Potential east-west shared path connection (including connections via local pathway network)
- Views to the east of the site create the potential for a viewing area or interpretive signage along the pathway to Haverbrack Drive



Transmission easement - west



Transmission easement - central



Transmission easement - east



Transmission easement - east

SITE OBSERVATIONS

Interface with Mulgrave Primary School

The Mulgrave Primary School interfaces with Gladeswood Reserve on its eastern and northern school boundaries. The recent construction of a hall in the north-east corner of the school site and the use of the carpark adjacent to the tennis courts necessitates a review of the interface between the school and reserve to minimise future conflicts between users and improve integration.

A proposal has been developed by Mulgrave Primary School for the construction of an access road and turning circle to the north of the school hall, with a connection to the access road through Gladeswood Reserve off Maygrove Way.

Issues:

- Access to the north-east corner of the school site (hall) requires formalisation, with the potential need for a lease/access agreement for land beyond the northern boundary of the school (depending on traffic design)
- The traffic solution suggest by the Mulgrave Primary School (turning circle) requires examination to ensure the best solution for the site is identified

Opportunities

- Design solution for traffic circulation and congestion issues currently impacting Mulgrave Primary School, Maygrove Way and the internal car park and roadway



Reserve / school interface facing north



Reserve / school interface facing south



Temporary primary school car park



School hall and temporary car park

CLUBS AND USER GROUPS

CLUBS AND USER GROUPS

Gladeswood Reserve Tennis Club

The Gladeswood Tennis Club has a lease on the four-court facility and associated pavilion. The lease commenced on 1 July 2022 for a term of 10 years, with an option for a further 5-year term. The permitted hours of operation are 7am-midnight Monday – Sunday.

The club currently has a total of 165 members:

- 102 male, 63 female
- 76 junior, 89 adult

The club currently plays in the following competitions:

- Junior: Waverley District Association – 12 teams
- Senior (Saturday): Eastern Region Association and Bayside District Association – 2 teams
- Senior (Night): Waverley District Association and Blackburn District Association – 8 teams

The club also provides a range of programs, coaching and social tennis options for members. Casual use of the courts is restricted to members due to the likely impact on the en-tout-cas surface.

The club hires additional courts at Carrington Park (Knox) and Noble Park Reserve (Greater Dandenong) to meet capacity for competition. Sundays are reserved for social play at Gladeswood Reserve, with primarily older members accessing the courts at this time.

Monash University Baseball Club

The Monash University Baseball Club has a licence for use of the baseball field and associated pavilion and change rooms. The license term commenced on 1 July 2020 and expires on 30 June 2029, with an option for a further 2 x 5-year terms.

As part of the club's relocation to Gladeswood Reserve, Monash University contributed \$307,080 and Council contributed \$50,000 to facility improvement works.

The license provides the following access by the club:

- Playing field: Wednesdays 5-10pm, Saturdays 11am-6pm, Sundays 11am-6pm
- Pavilion: Wednesdays 5-10pm, Saturdays 10am-9pm, Sundays 11am-9pm

The club operates in both summer and winter seasons:

- Winter season: Melbourne Winter Baseball League B, B Reserve, D and D Reserve grades. 55 members (51 male, 4 female)
- Summer season: Victorian Summer Baseball League Division 4 grade. 20 members (19 male, 1 female)

The club previously fielded a women's team in winter competitions, but has not fielded a women's team post-COVID due to lack of numbers. The club fields a summer masters team (38+ years), although this team does not play at Gladeswood Reserve.

Waverley Foothills Preschool

The Waverley Foothills Preschool is operated by The Y (YMCA) from the central building in Gladeswood Reserve under a lease arrangement with Council.

The Preschool offers 3-year-old and 4-year-old kinder programs at the following times (2022):

3-year-old kinder:

- Mondays & Wednesdays: 8:45am-12.15pm

4-year-old kinder:

- Mondays, Wednesday, Fridays: 8:30am-1:30pm
- Tuesdays, Thursdays: 8:30am-4pm

The Preschool offers a maximum total of 50 kindergarten places across two rooms within the facility.

Further planning is being undertaken relating to the early learning in the City of Monash in relation with the Best Start Best Life reforms, which necessitates an update of the Monash Kindergarten Infrastructure and Services Plan.

Council is also undertaking community engagement relating to Children, Youth and Family Services Infrastructure, which may influence future infrastructure renewal and/or development at Gladeswood Reserve.

CLUBS AND USER GROUPS

Monash Toy Library

The Monash Toy Library provides families with the ability to borrow and swap toys for children up to 6 years old. The Monash Toy Libraries currently operate out of four locations, including Gladeswood Reserve.

The Toy Library is operated by volunteers and is generally held at Gladeswood Reserve one Sunday per month between 10:00-11:30am.

Mulgrave Farmers Market

The weekly Mulgrave Farmers Market runs every Sunday at the Mulgrave Primary School between 8am and 1pm. While the farmers market does not operate from Gladeswood Reserve, it does generate additional traffic and use of Gladeswood Reserve on Sunday mornings.

The impact on Gladeswood Reserve was observed as being minimal during the market run in December 2022.

Mulgrave Primary School

The Mulgrave Primary School is located directly adjacent to the western boundary of Gladeswood Reserve, with the two sites separated by a low-level schoolyard fence.

The school uses Gladeswood Reserve casually for sport and physical activity, with the baseball field being the primary area used, as it is directly adjacent to the school grounds. The school also books the site for more substantial activities such as school sports carnivals.

The other use of the site by school students and families is before and after school hours, at which time the reserve car park off Maygrove Way is used as a drop-off and pick-up location for students.

Another issue to be resolved relates to the access point for the school hall/gymnasium that was built in 2019 in the north-east corner of the school grounds. The Primary School would like to formalise the entry/exit point within Gladeswood Reserve and build a small car park on the school property.

Depending on the design of the traffic solution, the Primary School may need to enter into a lease arrangement with Council (pending Council negotiation and approval).

The construction of the school hall in the north-east of the primary school site in 2019 has created further opportunities for community use, with the hall used for basketball competition on the majority of weeknights and during the day on Saturdays.

STRATEGIC CONTEXT



STRATEGIC CONTEXT

The provision of sport and recreation facilities within the City of Monash is influenced by a range of plans, strategies and policies.

The strategic context outlined in this Background Report establishes the core strategy and policy drivers that influence the future development of Gladeswood Reserve.

Further strategy, policy and research documentation may be added to the Background Report as identified through consultation with community, government, agencies and other key stakeholders during the delivery of the master plan.

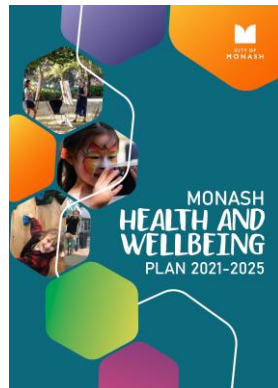
Pages 33 – 47 of this report summarise the following policies, strategies, plans and research.

A reference list is provided as an appendix.

MONASH CITY COUNCIL	GOVERNMENT AND SPORT
<ul style="list-style-type: none">• Council Plan 2021-2025• Monash Health and Wellbeing Plan 2021-2025• Active Monash Vision (2020)• Active Monash Active Communities Framework (2020)• Active Monash Capital Works Priorities Framework (2020)• Active Reserves Facility Hierarchy (2022)• Open Space Strategy (2021)• Playground and Playspace Strategy (2020)• Active Recreation Opportunities Strategy (2021)• Community Action Plan – Strengthening Mulgrave 2019-2024• Community Safety Framework and Action Plan 2015-2020• Monash Asset Management Policy (2018)• Environmental Sustainability Strategy 2016-2026• Gender Equity Strategy (2020)• Monash Tennis Plan (2021)• Dog Off-Leash Policy (2022)	<ul style="list-style-type: none">• Active Victoria Framework 2022-2026• Fair Access Policy Roadmap (9022)• SRV Female Friendly Sports Infrastructure Guidelines (2017)• Tennis Victoria Strategy 2024• Baseball Australia Club Facility Resource Guide (2022)• AusPlay Participation Data (Victoria, collated 2015-2022)• Kinder Infrastructure and Services Plan (City of Monash) (2020)

MONASH CITY COUNCIL

Strategic direction for Monash City Council relating to health and well-being is outlined in the Council Plan 2021-2025 and A Healthy and Resilient Monash: Integrated Plan 2017-2021.



Council Plan 2021-2025

The Council Plan 2021-2025 outlines the strategic direction for City of Monash, with four strategic objectives:

1. Sustainable city
2. Inclusive services
3. Enhanced places
4. Good governance

The Gladeswood Reserve Master Plan aligns with the strategies and targets established for strategic objective one – Sustainable city, and three – Enhanced places.

- **Sustainable city:** This objective focuses on improving environmental and biodiversity outcomes for the City of Monash, including increased tree canopy cover, use of alternative water sources, and improvements to the active transport network.
- **Enhanced places:** This objective focuses on improving open spaces and the active transport network, as well as increasing access to quality public spaces for a range of purposes, including recreation and physical activity.

Monash Health and Wellbeing Plan 2021-2025

The Monash Health and Wellbeing Plan 2021-2025 represents Monash City Council's commitment to support the community to lead healthy, happy and fulfilled lives.

The framework established within the Plan identifies three key pillars:

1. **Active & healthy** – A city dedicated to optimal health and wellbeing for its community
2. **Engaged, confident & connected** – A city which actively listens, engages and values community voice in shaping its own future
3. **Safe & respectful** – A city where every single member of the community is valued and respected

The Gladeswood Reserve Master Plan considers the future development and use of the site to optimise community health outcomes and improve integration with other facilities and infrastructure that complements the site. As the City continues to grow, ensuring residents have access to open spaces and facilities that influence healthy behaviours will continue to be a city-wide priority.

ACTIVE MONASH

Active Monash establishes Monash City Council's vision and aspirations to develop healthy communities through physical activity.

Active Monash incorporates a series of frameworks and initiatives that aim to deliver on the vision and aspirations of Monash City Council, including:

- Active Communities Framework
- Sports Club Framework and Guiding Principles
- Fees and Charges Policy
- Capital Works Priorities Framework
- Active Recreation Opportunities Strategy

These frameworks provide strategic and operational guidance to ensure that Monash City Council delivers on Active Monash aim and objectives, and ultimately improves the health of residents.

PURPOSE

To improve the health and wellbeing of our community by supporting and encouraging our community to be physically active and providing opportunities for everyone to participate in sport and active recreation

VISION

Enabling you to participate your way

PROMISE

Working to provide everyone with more flexible, accessible and localised sport and physical activity participation opportunities that enhance overall health and well-being

ASPIRATIONS

Active Monash facilities, places and spaces to be:

- Welcoming & Inclusive – Feeling valued, connected and 'well' beings
- Quality Experiences – A place that makes us proud
- Celebrate Diversity – Reflective of our community
- Universally Accessible – Flexible, inclusive spaces that are easy to use
- Industry Leadership – Respected experts leading the way
- Affordable for All – Supportive of those who need it most

ACTIVE COMMUNITIES FRAMEWORK

The Active Communities Framework aims to support Council's priorities for enhancing the health, happiness and wellbeing of the Monash community.

The Framework is underpinned by research relating to the benefits of physical activity, the barriers to being physical active, and the impact that the provision of facilities, services and programs (current and future) has on the health of the community.

Monash City Council plays an important role in supporting physical activity through existing services and programs:

- **Facilities** – places and spaces for community members to practice healthy behaviours
- **Program delivery** – programs that promote health, wellbeing and social inclusion
- **Partnering and facilitation** – funding support for community initiatives that support physical activity

Active Communities Priorities

The priorities of the Active Communities Framework to maximise participation opportunities and physical activity are:

- Improving accessibility and knowledge of facilities and services
- Establishing resources and developing partnership opportunities
- Widening participation through targeted cohort participation
- Sustainability

Gladeswood Reserve provides opportunities for participation in sport and active recreation, play, active travel and passive use.

The development of the Gladeswood Reserve Master Plan will align with the Active Communities Priorities and the Active Communities Framework to ensure that community outcomes are maximised.

The Active Monash Capital Works Priorities Framework will (page 38) will be used to prioritise capital works recommended within the master plan.

Active Communities Framework

AWARENESS & RESILIENCE

Promote and educate, to build health resilience in the Monash community

INCLUSIVE & RESPECTFUL

Providing services where every participant has the same access opportunities and is treated equally

DIVERSE & SUSTAINABLE PARTICIPATION

Delivering a breadth of opportunities leading to ongoing participation

COMMUNITY ACTIVATION & PARTNERSHIPS

Strengthening relationships and partnering with others to facilitate participation opportunities

LEADING THE WAY

Passionate people focused on providing quality participation opportunities for the Monash community

CAPITAL WORKS PRIORITIES FRAMEWORK

The Active Monash Capital Works Priorities Framework provides a prioritisation model for future capital works based on weighted criteria.

1. Strategic Justification (10%)		Assessment Rating (1-5)
1.1	Alignment with Council directions, strategies and plans including Council Plan, A Healthy and Resilient Monash: Integrated Plan, Active Monash Sport and Recreation Strategic Plan, Monash Open Space Strategy, Reserve Master Plans and Integrated Site Plans (ISPs) etc - 5%; and	1: No justification 5: Excellent justification
1.2	Consistent with Business Unit Action Plans and adopted Council Reports - 5%.	
2. Physical Environment (35%)		
2.1	Condition assessment based on Strategic Asset Management's independent condition audit findings, Occupational Health and Safety etc - 20%; and	1: Excellent condition 5: Poor condition
2.2	Fit for purpose and safety rating where the facility is appropriate, and of a necessary standard, for its intended use e.g. universally accessible, female and family friendly, meets the appropriate standard (A, B or C classification rating based on the level of sport being played) - 15 %.	
3. Community Benefit (35%)		
3.1	Current and projected participation and/or usage - 15%; and	1: High levels
3.2	Diversity of use e.g. current and projected women, juniors, older adults, people from different cultural groups and all abilities etc - 20%.	5: Low levels
4. Economic Benefit (10%)		
4.1	External funding contribution and/or economic payback (cost benefit analysis).	1: No external funding 5: Fully externally funded
5. Environmental Assessment (10%)		
5.1	Current and potential environmental and sustainability benefit e.g. energy usage and efficiency opportunities such as a green star rating and design for buildings i.e. does the building have insulation, double glazing, efficient LED lighting, solar panels, water tanks and recycling etc.) and impact on local environment.	1: Minimal benefit 5: Significant benefit

MONASH OPEN SPACE STRATEGY

The Monash Open Space Strategy (2021) defines Gladeswood Reserve as a district-level reserve, with social/family recreation as a secondary function.

While Gladeswood Reserve is located within the Mulgrave open space precinct, its location in the eastern corner of the precinct necessitates the consideration of the Wheelers Hill open space precinct.

Both Mulgrave and Wheelers Hill precincts are generally considered to be well provisioned in relation to open space for sport and social/family recreation.

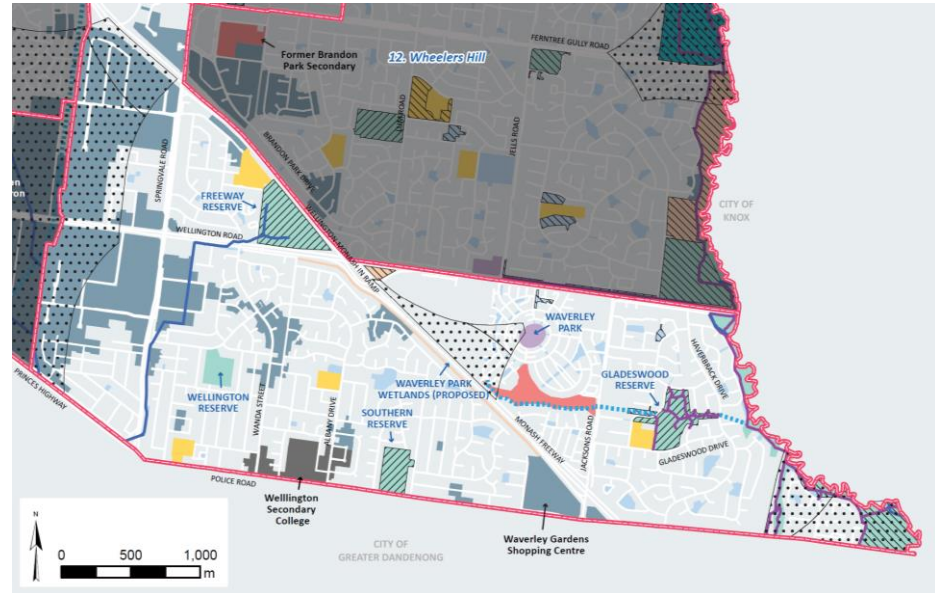
Key actions within the Open Space Strategy relating to Gladeswood Reserve are:

- Consider integrating Gladeswood Reserve with Mulgrave Primary School
- Create an off-road trail to connect Gladeswood Reserve to Dandenong Creek and Waverley Park and the proposed wetlands

The Open Space Strategy Implementation Plan identifies two actions associated with Gladeswood Reserve:

1. New path – Connect Waverley Park Wetlands Park to the Dandenong Creek Trail via Gladeswood Reserve (inc. land acquisition) - \$3,327,500
2. New toilet – Gladeswood Reserve - \$100,000

Note: The off-road connection to Waverley Park is indicated as running through 62-94 Jacksons Road, Mulgrave will not be able to be achieved due to the approved planning permit for the development of the site as an aged-care facility by Ryman Healthcare.



Precinct	Open Space (Ha)			
	All	Council/ Public Access Land	Community	Per 1,000 Residents
Monash	1,134	792.4	512.1	2.5
Mulgrave	95.4	79.5	64.9	3.2
Wheeler's Hill	250.1	202.6	72.8	3.3

CITY OF MONASH STRATEGIES

Playground and Playspace Strategy (2020)

The Monash Playground and Playspace Strategy was developed to ensure a “planned, equitable and sustainable approach to the provision and management of playgrounds and playspaces in the City of Monash”.

The playspace within the northern open space area of Gladeswood Reserve is classified as a neighbourhood-level playspace, with an indicative catchment of 1km, duration of stay up to two hours and a focus on pre-schoolers to high school-aged children. The reclassification of the playground to district-level should be considered within the master planning process.

At the current classification, the playspace requires supporting infrastructure such as seating, bins, water fountain and bike racks, but does not require toilets, shade sails or BBQ facilities.

Active Reserves Facility Hierarchy (2022)

The Active Reserves Facility Hierarchy classifies the baseball facilities at Gladeswood Reserve as follows:

- Sports Ground: B class (district facility). The sports ground was upgraded from C class (local facility) following ground upgrade works in 2020.
- Pavilion: C class (minor sports pavilion).

Monash Tennis Plan (2021)

The Monash Tennis Plan identifies the priorities for investment in tennis facilities to ensure that tennis participation is accessible across the City of Monash.

The Plan establishes guiding principles that guide the prioritisation of actions, based on 1) optimising use of tennis facilities, 2) inclusive and accessible tennis, and 3) high quality and successful tennis venues.

The Plan calls for larger, vibrant tennis clubs to be prioritised, with a preference for facilities with six or more courts. The Plan also recommends that facilities are renewed and maintained to meet minimum standards.

The existing tennis facility at Gladeswood Reserve provides opportunities for competition, coaching and casual play, but the facility only provides four courts, three of which are non-compliant (audited by 2MH).

The Plan also outlines the preferred provision ratio of 1 court per 2,000 residents. Considering provision for Mulgrave, the existing four courts at Gladeswood Reserve and six courts at Southern Reserve meet needs based on this provision ratio. Population forecasts for Mulgrave suggest an additional 2,000 residents will be needed in the suburb by 2041, creating potential demand for one additional court, although the level of provision in the surrounding five kilometres indicates that tennis does not require further provision at within the life of the master plan.

Active Recreation Opportunities Strategy (2021)

The Active Recreation Opportunities Strategy identified the need for additional active recreation facilities and programs to encourage greater unstructured participation in Council parks and reserves.

The Strategy recommends the installation of active recreation facility components adjacent to the playground at Gladeswood Reserve, with a medium priority rating.

Gladeswood Reserve was not identified as a site for a district-level active recreation node due to the active recreation facilities provided at the nearby Waverley Park.

Further consideration should be given to the potential scope and configuration of active recreation infrastructure at Gladeswood Reserve in the context of other potential improvements to be made to the site as a result of the master plan, including the potential relocation of the playspace within the reserve.

CITY OF MONASH STRATEGIES

Monash Gender Equity Strategy (2020)

The Monash Gender Equity Strategy and Framework establishes six guiding principles to direct Council's intent relating to gender equity based on 1) intersectionality, 2) multiple settings, 3) leadership, 4) advocacy, 5) research and engagement, and 6) partnerships.

The Framework embeds processes that consider and challenge gender inequality in different settings, including physical infrastructure used for sport and recreation.

Considering gender through the development of the Gladeswood Reserve Master Plan will be vital to ensuring that the future development of the site promotes equal outcomes for all genders.

The completion of a Gender Impact Assessment during the development of the master plan will ensure that gender-related impacts are considered and addressed via planning and design processes.

Community Action Plan – Strengthening Mulgrave 2019-2024

The Community Action Plan - Strengthening Mulgrave was created following community consultation to identify how to increase local community connections within Mulgrave.

General improvement projects outlined for Mulgrave that relate to Gladeswood Reserve include:

- Investigate opportunities for better shared use of open space and community facilities in the local area.
- Consider cycle linkages between key facilities and reserves within Mulgrave as part of the Walking & Cycling Strategy.
- Develop local walking loops.
- Better use of power line easement areas. Investigate the use of power line easement land for other uses, garden beds, temporary buildings, markets, events, etc.
- Improvement of road reserve landscaping.

Specific neighbourhood improvements include:

- Further investigation into local issues needed.
- Consider the establishment of a community orchard along Power line easement at Maygrove Way.

Monash Asset Management Policy (2018)

The Monash Asset Management Policy guides Council's approach to the sustainable management of Council assets to meet current and future community needs.

The policy establishes asset management principles based on collective management across Council, achieving best value for the community, managing risk and compliance obligations, and considering the whole of life costs for assets and infrastructure.

The development of the Gladeswood Reserve Master Plan will consider the need for future facility development along with the impact on Council's asset management and maintenance requirements.

Balancing the need for infrastructure renewal and improvement, and ensuring master plan recommendations are responsible and sustainable will be crucial to ensuring alignment with Council's Asset Management Policy.

CITY OF MONASH STRATEGIES

Environmental Sustainable Strategy 2016-2026

Monash's 10-year Environmental Sustainability Strategy guides decision-making and delivery of services and programs within Council. This goes towards achieving Council's vision of the City of Monash becoming an innovative and environmentally sustainable garden city. By working towards environmental commitments set out in the Strategy, Council aims to strengthen actions to care for and protect local wildlife, the environment and the Monash community.

The following priority areas and objectives are relevant to the Gladeswood Reserve Master Plan:

1) Built Environment

- Garden city character is retained & improved
- ESD & WSUD principles
- Integrated and active transport

2) Urban Ecology

- Biodiversity, habitat connectivity and ecosystem resilience
- Long-term biodiversity outcomes
- Increased community understanding & participation
- Community food gardens

3) Climate Change

4) Waste & Resource Management

5) Integrated Water Management

- Health of waterways, wetlands & catchments,
- Water conservation & re-use and water sensitive landscapes
- Water sensitive landscapes

6) Partnerships & Leadership

- Develop and strengthen partnerships that achieve Council's sustainability objectives

7) Education, Engagement & Reporting

- Sustainability targets and outcomes are monitored, evaluated & reported

Community Safety Framework and Action Plan 2015-2020

The Community Safety Framework was created by Council to create an integrated, whole-of-Council approach to community safety. Through its application, the expectation is that community safety is prioritised in all current and future Council planning, strategies and activities.

Priority 1 – Community Strength and Resilience

- Principle 1: A safe and welcoming Monash
- Principle 2: Positive promotion of Community Safety

Priority 2 – Leadership

- Principle 3: Coordination, integration and facilitation
- Principle 4: Innovative design solutions

Priority 3 – Prevention and Positive Solutions

- Principle 5: Prevention
- Principle 6: Positive & Evidence-Based Solutions
- Principle 7: Evaluation

The Gladeswood Reserve Master Plan will consider opportunities to improve safety during the development of concept designs, as well as recommending options for improving the safety of existing facilities and spaces.

CITY OF MONASH STRATEGIES

Monash Dog Off-Leash Policy (2022)

The Monash Dog Off-Leash Policy provides the rationale, principles and assessment methodology for the provision of Off-Leash Areas (OLAs), as well as provision standards for the development of OLAs.

The policy aims to balance the desire for dog-owners to access areas in which dogs can exercise off-leash with the need for owners to be able to suitably control their dogs to ensure public safety.

The policy outlines the provision standards across a range of settings, including:

- Fully fenced OLAs that are exclusive for dogs
- Partially fenced or fully fenced OLAs that are not exclusive for dogs
- Local OLAs
- Sportsgrounds that are OLAs

Gladeswood Reserve is one of 31 OLAs across the City of Monash. The baseball field is classified as a B-grade sportsground, meaning that it is suitable as an OLA.

Dogs must be on-leash within 20 metres of playgrounds “in-use”, with the definition of playgrounds extending to climbing structures, fitness equipment, basketball hoops and other associated play and/or recreation infrastructure.



STATE GOVERNMENT PLANNING & POLICY

The following government and state sporting association strategies are relevant to the Gladeswood Reserve Master Plan:

- Active Victoria 2022-2026
- Fair Access Policy Roadmap
- Sport and Recreation Victoria's Female Friendly Sports Infrastructure Guidelines
- Kindergarten Infrastructure and Services Plan (City of Monash)

Active Victoria 2022-2026

Active Victoria 2022-2026 establishes a strategic framework for sport and active recreation in Victoria, guiding the Victorian Government's objectives and priorities for the sector.

The Active Victoria vision is "to build a thriving, inclusive and connected sport and active recreation sector that benefits all Victorians".

The framework outlines three key objectives:

- Connecting communities: All Victorians have access to high-quality environments and appropriate participation opportunities
- Building value: The sport and active recreation workforce create positive experiences for people
- Enduring legacy: A connected system that generates long-term benefits for the sector and Victoria

The Gladeswood Reserve Master Plan aims to improve the environment and increase participation opportunities, aligning with the Connecting Communities objective of Active Victoria 2022-2026.

Fair Access Policy Roadmap (2022)

The Fair Access Policy Roadmap outlines the Victorian Government's commitment to progressing gender equitable access to community sport and recreation infrastructure.

The Roadmap establishes fair access principles that guide and support local governments and public land managers to provide fair and equal access.

The Fair Access Policy Roadmap will be implemented in a phased approach to support government and sport and recreation stakeholders to plan for change:

- Phase 1: Education (August 2022 – 2023)
- Phase 2: Readiness (2023 – 30 June 2024)
- Phase 3: Progress (1 July 2024 onwards).

The Gladeswood Reserve Master Plan will consider the needs of women and girls during all stages of planning, and will prioritise recommendations that increase opportunities and remove barriers.

STATE GOVERNMENT PLANNING & POLICY

SRV Female Friendly Sports Infrastructure Guidelines (2017)

The Female Friendly Sport Infrastructure Guidelines provide advice on the planning and delivery of gender equitable environments for sport and recreation.

While there is no specific definition of “female friendly infrastructure”, the guidelines aim to provide advice on developing infrastructure that addresses barriers that are faced by women and girls in sport and recreation facilities.

Key considerations within the guidelines include:

- Suitable change facility design
- Inviting, clean and accessible community spaces
- Prioritisation of safety and security
- Inclusion of facilities that support families, including facilities for infants and children
- Inclusive policies and practices
- Flexible and equitable scheduling processes

It should be noted that while these considerations benefit all users, they directly address issues that create barriers for women and girls.

The Female Friendly Sport Infrastructure Guidelines will be applied throughout the master planning process for Gladeswood Reserve.

Kindergarten Infrastructure and Services Plan (2020)

The Kindergarten and Infrastructure Services Plan outlines the infrastructure requirements for the implementation of three-year old kindergarten in the City of Monash.

Based on the assessment undertaken by the Victorian Government, Mulgrave has no three and four-year-old kindergarten places that cannot be accommodated between 2021 and 2029. Wheelers Hill has no three and four-year-old kindergarten places that cannot be accommodated between 2021 and 2027, with 23 in 2028 and 54 in 2029.

Based on this assessment, the unmet demand for three and four-year-old kindergarten places relevant to Gladeswood Reserve is very low.

It should be noted that the Victorian Government’s Best Start, Best Life reforms announced in 2022 will have an impact on demand for kindergarten given the increase in access to free kindergarten places. Further planning and assessment is required to understand the actual impact of the Best Start, Best Life reforms on the demand for kindergarten places.



STATE SPORTING ASSOCIATIONS

Infrastructure planning and facility standards developed by Tennis Victoria and Baseball Australia will be considered throughout the development of the Gladeswood Reserve Master Plan.

Tennis Victoria Strategy 2024

The Tennis Victoria Strategy 2024 outlines the governing body's strategic priorities, focusing on the four pillars of *Places, Play, People* and *Profile*.

The *Places* pillar relates to 'optimising the use, management and access to facilities, thereby creating a sustainable future for venues'. The key priorities under the *Places* pillar relate to venue performance, environmental sustainability, community access and operating models.

In addition to the Tennis Victoria Strategy 2024, the Tennis Victoria Facilities Framework to 2024 is comprised of strategic imperatives relating to 1) growing venue capacity, 2) building management capability, 3) investing and advocating and 4) shared resources and research.

A key priority across both the Strategy and Facilities Framework is the desire to collaborate with local government to ensure clubs are sustainable.

Given the potential for long-term change relating to tennis at Gladeswood Reserve, engagement with Tennis Victoria will be required in the future to ensure that outcomes from the master plan align with the broader needs for tennis in the City of Monash and eastern suburbs.

Baseball Australia Club Facility Resource Guide (2022)

The Baseball Australia Facility Resource outlines the requirements for the construction of baseball facilities at all levels of competition. The resource guide will act as the key reference document for baseball requirements during the master planning process.

Based on initial observations, the baseball field meets dimension requirements for senior play, noting that the field dimension to the fence on the first base line only marginally exceeds the minimum 98-metre length.

The change facilities within the pavilion require consideration for upgrade due to the lack of a separate changing space and limited provision for women and girls.

The batting cage appears to meet requirements, although further investigation and examination is required.

The backnet also has a topnet in place in order to prevent fly balls from leaving the playing area. While the use of a topnet is not included as a recommendation in the guidelines, topnets are used in areas where there is conflict between users and potential for injury and property damage.

Further examination of alignment with the guidelines will be undertaken during the master planning process.

AUSPLAY ANALYSIS: VICTORIA 2015-2022

Sport Australia conducts the annual AusPlay survey to gather data relating to sport and active recreation participation trends. The data is made available as an aggregated dataset for 2015-2022 to provide an overarching snapshot of participation across age and gender cohorts.

The data shown in the adjacent charts represents participation in tennis and baseball at a state-level for the two organised sporting activities that are provided at Gladeswood Reserve.

Participation in tennis shows a high level of participation from ages 5-17, before declining for all adult age cohorts. While participation declines for adult age cohorts, it does sustain a strong level of participation through all life stages, with average participation remaining above 5% for age cohorts between 18 and 64 years of age.

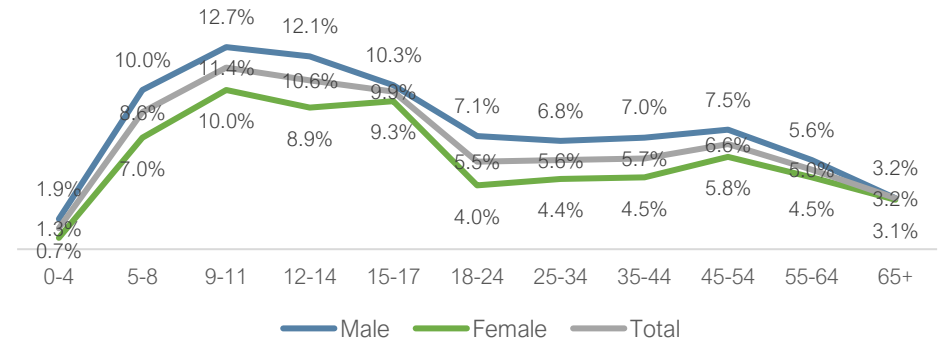
Males have a higher level of participation in tennis than women and girls at every age cohort.

Participation rates in baseball are lower than those for tennis, with the average participation achieving a maximum of 1% in the 12-14 years age cohort. All other age cohorts have participation rates below 1%. It should be noted that the participation rates for baseball may be skewed by the state-level data, with baseball not being available in a range of regional and rural settings.

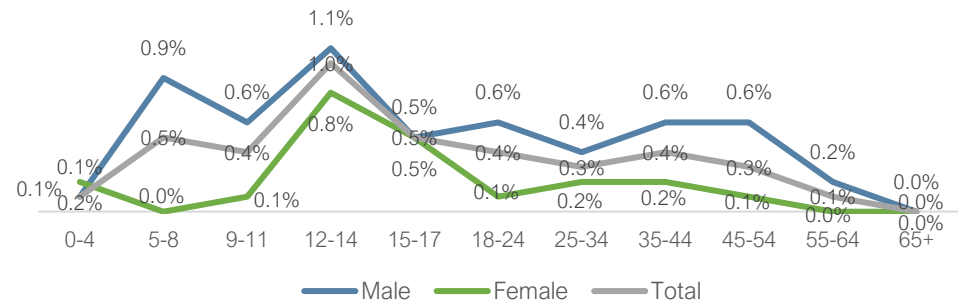
Males have higher participation than women and girls across all age cohorts other than 0-4 years (male 0.1%, female 0.2%), 15-17 years (both male and female 0.5%) and 65+ years (both male and female 0.0%).

The state-level participation analysis is intended to show general trends only to provide high-level context for the tennis and baseball participation at Gladeswood Reserve.

2015-2022 Tennis Participation Rates by Age/Gender – VIC (AusPlay)



2015-2022 Baseball Participation Rates by Age/Gender – VIC (AusPlay)



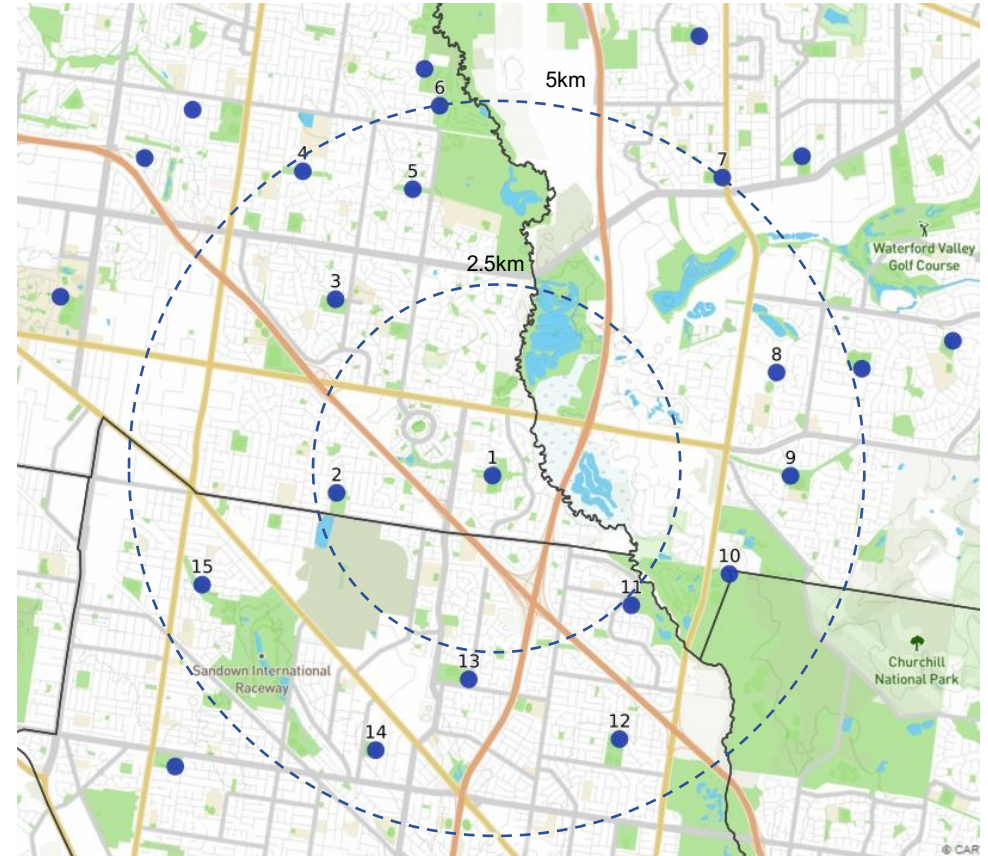
SPORTS FACILITY CATCHMENT ANALYSIS

CATCHMENT ANALYSIS: TENNIS

The Monash Tennis Plan identifies that the City of Monash has a high level of tennis facility provision, with the preference for venues to comprise of six courts or more to support club sustainability.

In addition to the four-court tennis facility at Gladeswood Reserve, there is one additional site with six courts within 2.5 kilometres, and 14 tennis facilities comprising 89 courts within five kilometres (including the 18 courts planned at the regional centre at Glen Waverley).

No.	Site Name	No. of Courts
1	Gladeswood Reserve	4
Within 2.5km of Gladeswood Reserve: 1 site, 6 courts		
2	Southern Reserve	6
Within 5km of Gladeswood Reserve: 14 courts, 89 courts		
3	Lum Reserve	6
4	Whites Lane Mulgrave Tennis Club	6
5	Wheelers Hill Tennis Club	6
6	<i>Monash Regional Tennis Centre</i>	18
7	Scoresby Recreation Reserve	8
8	Rowville Community Centre	4
9	Liberty Avenue Reserve	1
10	Rowville Tennis Club	6
11	Tirhatuan Park	6
12	Lois Twohig Reserve	4
13	Barry J Powell Reserve	4
14	Parkfield Reserve	6
15	Warner Reserve	8



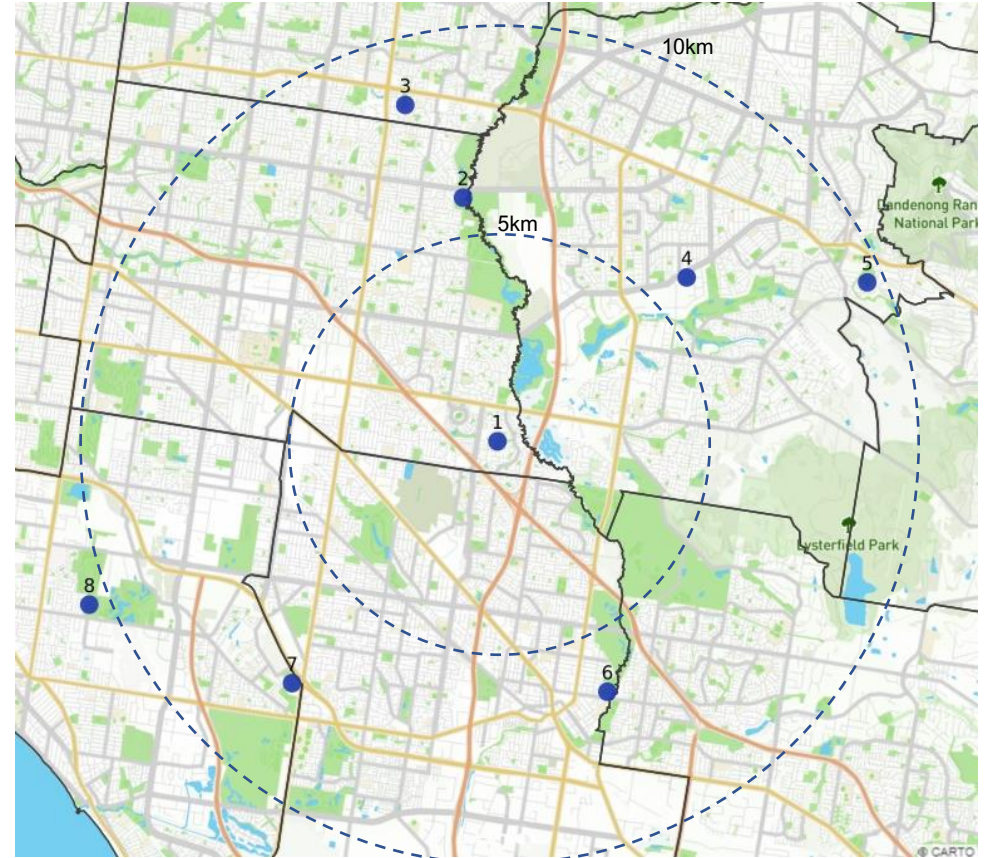
CATCHMENT ANALYSIS: BASEBALL

The catchment size for baseball is extended due to lower participation rates and lower provision of facilities in comparison to other organised sports.

There are no additional baseball facilities within 5 kilometres of Gladeswood Reserve. There are an additional five sites and 15 diamonds within 10 kilometres of Gladeswood Reserve.

Note: Kingston Heath Reserve (No.8 of the map) is marginally outside of the 10-kilometre catchment.

No.	Site Name	No. of Fields
1	Gladeswood Reserve	1
Within 5km of Gladeswood Reserve: Nil		
-	Nil	-
Within 10km of Gladeswood Reserve: 6 sites,		
2	Napier Park	4
3	Billabong Park	1
4	Gilbert Park	4
5	Kings Park	2
6	Robert Booth Reserve	2
7	K H Wearne Reserve	2



APPENDICES



APPENDICES

No.	Appendix
1	Reference list

APPENDICES

1. Reference List

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