



# GLADESWOOD RESERVE MASTER PLAN

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December 2023



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# ABOUT THE GLADESWOOD RESERVE MASTER PLAN

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

The Master Plan aims to balance the needs of existing and future users, create new opportunities for participation and activation, increase integration with Mulgrave Primary School, and improve amenity and landscape character across the site.

The Master Plan has been developed via a staged approach and is based on consultation with key stakeholders and the community.

## Project Methodology

### Stage 1: Background Report and Needs Assessment

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

### Stage 2: Integrated Site Plan

Analysis of technical site information and establishment of development options for assessment.

### Stage 3: Development Priorities and External Consultation

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

### Stage 4: Draft Gladeswood Reserve Master Plan

Preparation of the Draft Gladeswood Reserve Master Plan for the purpose of stakeholder feedback and public exhibition.

### Stage 5: Final Gladeswood Reserve Master Plan

Finalisation of the Gladeswood Reserve Master Plan for the purpose of Council endorsement and future implementation.

## Acknowledgement of Country

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





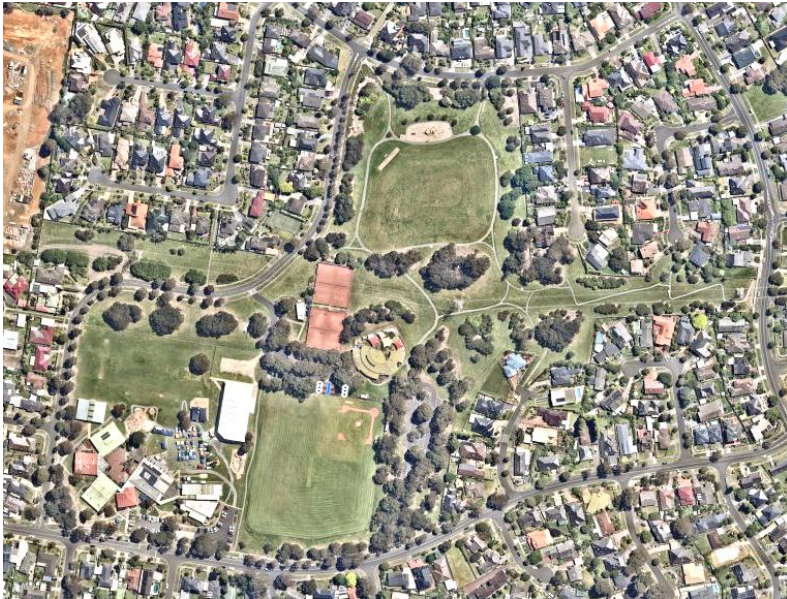
# CONTEXT AND OBJECTIVES

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Gladeswood Reserve is a district-level reserve in Mulgrave, bordered by Gladeswood Drive, Maygrove Way and Haverbrack Drive.

Gladeswood Reserve is inclusive of the following land parcels:

43-63 Gladeswood Drive, 75-77 Haverbrack Drive, 2-24 Maygrove Way and 21-33 Maygrove Way.



## Site Context

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

## Planning Objectives

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



# KEY DEVELOPMENT OPPORTUNITIES

## Community Play and Active Recreation

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

## Organised Sport

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

## Pathways and Connections

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

## Mulgrave Primary School Car Park

- A new car park and turning circle is proposed in the northeast corner of the Mulgrave Primary School site to support the school hall/gymnasium and provide an alternate drop-off/pick-up point for students.
- The car park will be accessed from Maygrove Way via Gladeswood Reserve and will be available to support community use of the gymnasium.
- The car park will encroach into Gladeswood Reserve, with Monash City Council and Mulgrave Primary School to formalise access arrangements prior to construction.

## Landscaping and Vegetation

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

## Master Plan Outcomes

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

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

# MASTER PLAN





# VISION & PRINCIPLES

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## Vision

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

## Principles

### 1. Participation

Facilities and infrastructure will be developed to prioritise participation in a diverse range of active recreation, sport, play, leisure and community event activities.

### 2. Activation

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

### 3. Sustainability

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

### 4. Connection

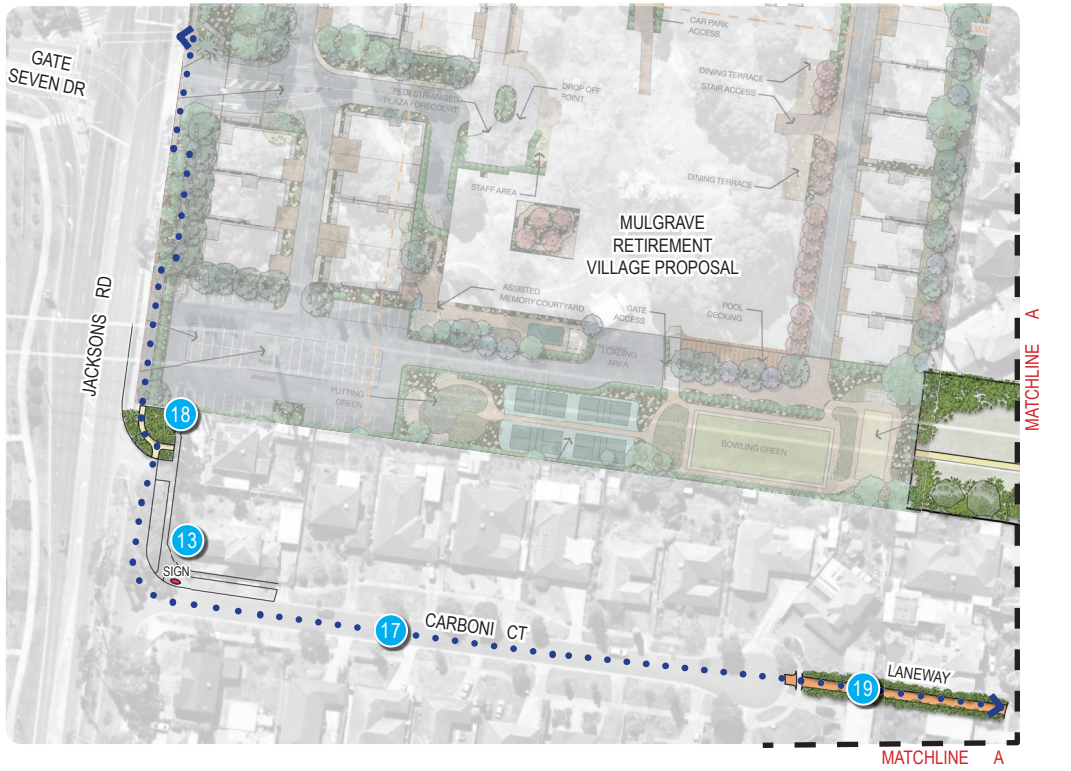
Connect the reserve to the surrounding community and improve integration with other facilities and services.

### 5. Community

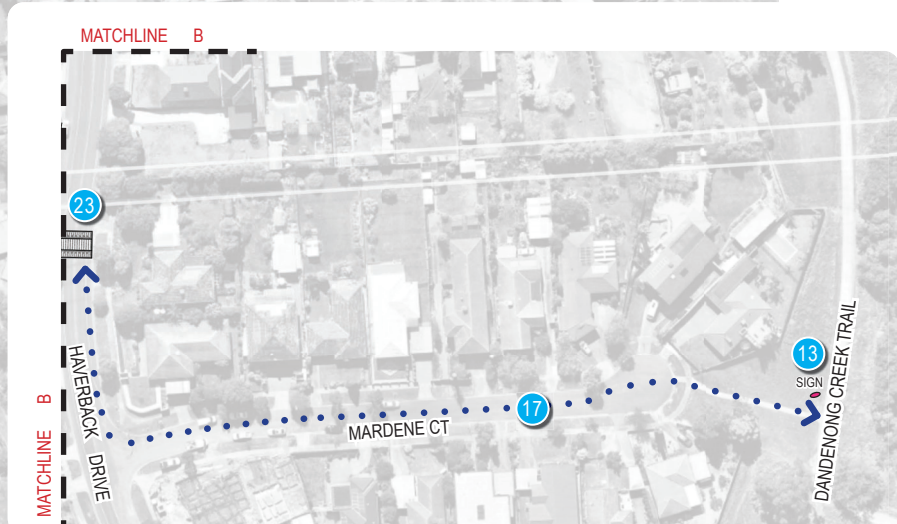
Develop the reserve as a place for the community to connect, with a priority on safe, welcoming and accessible facilities and services.







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





COMMUNITY PLAY AND ACTIVE RECREATION

- 1

**DISTRICT LEVEL PLAYSPACE**
  - Move and upgrade the existing neighbourhood playspace to a District Level Playspace closer to existing community facilities such as public toilets, car parking and pathways.
  - Increase playground size to attract greater diversity in play comprising nature play elements and more challenging features for older children and teenagers.
  - New shade tree planting and low garden beds.
- 2

**PICNIC AREA**
  - New sheltered picnic area with accessible picnic settings, accessible barbecue, accessible drink fountain and litter bins.
- 3

**OUTDOOR FITNESS STATIONS**
  - Provide new outdoor fitness equipment with seats, bike rails and litter bins. Focus on equipment for intergenerational use.
- 4

**MULTIPURPOSE ACTIVE SPACE**
  - Provide a new multi-play court with basketball and netball linemarkings and rings including seating. Demolish existing basketball ring and concrete pad near the school.
- 5

**AMPITHEATRE/ EVENTS SPACE**
  - Remove the existing aged playspace along Grantham Terrace following the construction of the new District Playspace.
  - Provide a public amphitheatre/ art space, set within existing sloped topography with terraced seating walls, buffer tree planting and a performance area with 3 phase power.
- 6

**PUBLIC TOILET**
  - Provide a new twin accessible public toilet with bike rails to service the community activity area and northern parts of the reserve.
- 7

**DOG OFF LEASH**
  - Gladeswood Reserve is subject to the Monash Dog Off Leash Policy and Monash Dog Control Order No. 6.
  - Provide additional dog drinking bowls and poo bag dispensers/ rubbish bins to support dog walkers.

ORGANISED SPORT

- 8

**SPORTS FACILITIES**
  - Improve baseball playing field drainage.
  - Undertake gender inclusive change facility upgrade for baseball within the current pavilion footprint.
  - Upgrade baseball batting cage to provide an enclosed two-lane facility with training standard lighting.\*
  - Tennis facilities to be retained. Future renewal of the tennis courts should consider providing multipurpose facilities (open to public) at the end of life/lease agreement.

\*Note: Club development aspiration projects are not supported by Monash sport provision standards and require external funding.

TRANSMISSION EASEMENT PATHWAY

- 9

10

11

**SHARED TRAIL PATH TO HAVERBRACK DRIVE**
  - Remove the existing narrow asphalt path and replace with a 2.5m wide shared trail with gentler curves.
  - Provide resting points along paths with seating and buffer planting.
  - Provide an observation area with interpretative signage and feature seating capturing views to the Dandenong Ranges in the east.
- 12

**PATH TO FUTURE AGED CARE FACILITY**
  - New 1.8m wide path and garden bed planting to provide Mulgrave Retirement Village residents direct access to the reserve.
- 13

**WAYFINDING SIGNAGE**
  - Provide new wayfinding signage at key shared trail intersections.

EXAMPLE IMAGES



ACCESS IMPROVEMENTS

- 14

**MAYGROVE WAY ACCESS ROAD**
  - Upgrade the access road between Maygrove Way and the proposed Mulgrave Primary School and existing reserve car parks.
- 15

**PATH BETWEEN MULGRAVE WAY AND MULGRAVE PRIMARY SCHOOL**
  - Provide new 1.8m wide paths and garden bed planting to provide access between Mulgrave Way and Mulgrave Primary School.
- 16

**SHARED PATH ALONG MULGRAVE WAY**
  - Upgrade the existing path to a 3m wide shared trail with wayfinding signage at key locations and seating spaced every 60m. Remove the existing path.
- 17

18

19

**SHARED TRAIL TO EXISTING RESIDENTIAL PATH**
  - Provide shared lane markings along Carboni Court and Mardene Court.
  - Improve pathway connection and landscaping from Jacksons Road service road.
  - Upgrade existing path along Carboni Court laneway to a 2.5m wide shared trail with buffer planting, solar bollard lighting and new vehicle exclusion fencing at both ends.
- 20

21

22

**SECONDARY PATHS**
  - Provide DDA compliant ramps with handrails and TGSIs between the existing car park and pavilion.
  - Upgrade existing 1.3m wide paths to 1.8m and 2.1m wide paths to 2.5m to improve pedestrian movement through the reserve. Remove existing paths.
  - Provide a new 1.8m wide path allowing safe pedestrian access from Gladeswood Drive to Waverley Foothills Preschool and Pavilion. Ensure permeable paving is used within the TPZ's of existing trees.

TRAFFIC MANAGEMENT

- 23

**RAISED PEDESTRIAN CROSSING**
  - Provide new raised pedestrian crossings at key locations to slow traffic and improve pedestrian safety.
- 24

**CAR PARK SIGNAGE**
  - Provide additional signage for car parks relating to the presence of children especially around the Waverley Foothills Preschool and Pavilion.

LANDSCAPE AND VEGETATION

- 25

**TREE REMOVAL & REPLACEMENT**
  - Identify with Council Arborist trees to be removed due to wood degradation fungi and replace with new indigenous trees.
- 26

**WATER MANAGEMENT**
  - Provide vegetated swales to retard the flow of stormwater off site and assist in passively irrigating planted areas.
- 27

28

**HABITAT CORRIDORS**
  - Provide new tree and shrub planting works to improve landscape character, biodiversity and enhance habitat corridors within the reserve. Incorporate lower and mid storey vegetation to enhance cooling and encourage local wildlife into the local area.
  - Provide woody meadow and/ or flowery swards type of planting throughout the reserve ensuring all planting under existing transmission easement is no greater than 3m tall.

EXAMPLE IMAGES





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

- New Mulgrave Primary School Car Park to service the school hall/ indoor sports courts.
- All works to comply with Australian Standards
- Planting and Water Sensitive Urban Design initiatives to be integrated into the design.
- Design to incorporate suitable lighting for out of hours use, appropriate drainage and fully enclosed fencing.
- Provide a pathway connection adjacent to the car park to provide safe pedestrian movement through the reserve.

LEGEND

EXISTING PATHS TO REMAIN

EXISTING GATE TO REMAIN

EXISTING FENCE TO REMAIN

EXISTING TREES TO REMAIN

PROPOSED NATIVE TREES

PROPOSED PATHS

PROPOSED VEHICULAR ACCESS ROAD

PROPOSED NATIVE GARDEN BEDS - LOW PLANTING

PROPOSED FENCE

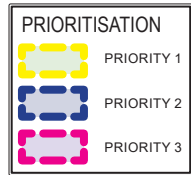
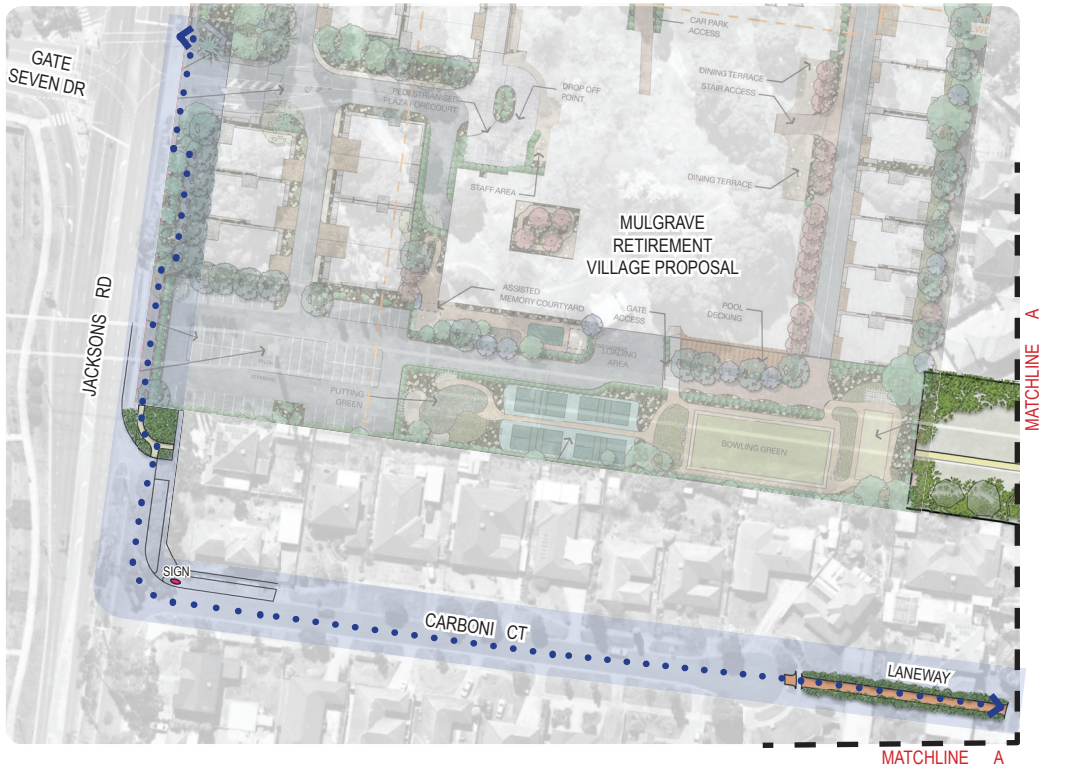
EXISTING CONTOURS @ 0.1M INTERVALS



PRECEDENT IMAGES







#### LEGEND

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- PROPOSED PICNIC FACILITIES
- PROPOSED EXERCISE STATION
- EXISTING CONTOURS @ 1M INTERVALS



# IMPLEMENTATION PLAN

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

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

Each recommendation has been assigned a priority rating:

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

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

The delivery of Master Plan recommendations are subject to Monash City Council budget processes and the availability of external funding opportunities.

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

## Development Packages

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

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

Recommendations within each Development Package have been costed by a Quantity Surveyor (pages 14 – 17) and a Cost and Staging Summary has been established (page 13).

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

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

## Cost and Priority Summary

Priority Category	Estimated Cost
Priority 1	\$1,945,688
Priority 2	\$3,507,750
Priority 3	\$1,279,687
<b>TOTAL BUILDING WORKS</b>	<b>\$6,733,125</b>
Contingencies & Fees	\$2,289,260
<b>TOTAL COST</b>	<b>\$9,022,385</b>

## Proposed Funding Responsibility

Organisation	Estimated Cost
Monash City Council	\$8,645,510
Monash University Baseball Club	\$376,875
Department of Education	Subject to DoE cost estimate
<b>TOTAL COST</b>	<b>\$9,022,385</b>

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

# IMPLEMENTATION PLAN

## Cost and Priority Summary

No.	Development Package	Total Estimated Cost	Priority 1	Priority 2	Priority 3
1	Community Play and Active Recreation	\$2,125,500	\$1,190,000	\$505,500	\$430,000
2	Organised Sport Facilities	\$603,500	-	\$353,500	\$250,000*
3	Transmission Easement Pathway	\$385,000	-	\$385,000	-
4	Access Improvements	\$1,533,500	\$312,000	\$1,122,500	-
5	Traffic Management	\$205,500	\$205,500	-	-
6	Landscaping and Vegetation	\$1,132,000	\$22,000	\$652,500	\$457,500
7	Mulgrave Primary School Car Park	<i>Subject to DoE cost estimate*</i>	-	-	-
<b>SUBTOTAL BUILDING WORKS</b>		<b>\$5,985,000</b>	<b>\$1,729,500</b>	<b>\$3,118,000</b>	<b>\$1,137,500</b>
	Preliminaries and overheads (12.5%)	\$748,125	\$216,188	\$389,750	\$142,187
<b>TOTAL BUILDING WORKS</b>		<b>\$6,733,125</b>	<b>\$1,945,688</b>	<b>\$3,507,750</b>	<b>\$1,279,687</b>
	Design contingency (10%)	\$673,312	\$194,569	\$350,775	\$127,968
	Construction contingency (10%)	\$673,312	\$194,569	\$350,775	\$127,968
	Consultant fees (10%)	\$673,312	\$194,569	\$350,775	\$127,968
	Project management costs (2.5%)	\$168,328	\$48,642	\$87,694	\$31,992
	Authority, permit and headworks costs (1.5%)	\$100,996	\$29,185	\$52,616	\$19,195
<b>SUBTOTAL (Contingencies and Fees)</b>		<b>\$2,289,260</b>	<b>\$661,534</b>	<b>\$1,192,635</b>	<b>\$435,091</b>
<b>TOTAL</b>		<b>\$9,022,385</b>	<b>\$2,607,222</b>	<b>\$4,700,385</b>	<b>\$1,714,778</b>



# IMPLEMENTATION PLAN

## Development Package Summary

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 1: Community Play and Active Recreation				
1	Relocation and upgrade to a district-level playspace	\$505,500	2	Council
2	Picnic area including shelter, BBQ, park furniture and landscaping	\$310,000	1	Council
3	Outdoor exercise equipment nodes	\$372,000	1	Council
4	Multipurpose active recreation space	\$192,000	1	Council
5	Amphitheatre and events space	\$430,000	3	Council
6	Stand-alone public toilet facility	\$289,000	1	Council
7	Dog drinking bowls and waste bins	\$27,000	1	Council
SUBTOTAL		\$2,125,500		

# IMPLEMENTATION PLAN

## Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 2: Organised Sport Facilities				
8	Playing field drainage improvement works	\$78,500	2	Council
8	Baseball batting cage redevelopment – Enclosed batting cage with training standard lighting	\$250,000*	3	Monash University Baseball Club
8	Change facility amenities improvements	\$275,000	2	Council
SUBTOTAL		\$603,500		
Development Package 3: Transmission Easement Pathway				
9	2.5-metre-wide path to Haverbrack Drive (east transmission easement)	\$127,500	2	Council
10	Resting points with seating and buffer planting (east transmission easement)	\$14,000	2	Council
11	Observation area (east transmission easement)	\$44,500	2	Council
12	1.8-metre-wide path and planting to proposed Aged Care Facility (western transmission easement)	\$159,000	2	Council
13	Wayfinding signage	\$40,000	2	Council
SUBTOTAL		\$385,000		

# IMPLEMENTATION PLAN

## Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 4: Access Improvements				
14	Improvements to access road from Maygrove Way to Mulgrave Primary School car park	\$192,000	1	Council
15	1.8-metre-wide paths and garden beds between Maygrove Way and Mulgrave Primary School	\$120,000	1	Council
16	3-metre-wide paths along Maygrove Way including signage and seating	\$368,000	2	Council
17	Shared lane markings along Carboni Court and Mardene Court	\$40,500	2	Council
18	Improved pathway connection and landscaping from Jacksons Road Service Road	\$25,000	2	Council
19	2.5-metre-wide path along Carboni Court laneway including buffer planting, solar bollard lighting and vehicle exclusion fencing	\$103,500	2	Council
20	DDA compliant ramps with handrails and TGSIs between existing car park and pavilion	\$198,500	2	Council
21	Upgrade existing secondary pathways to 2.5-metres-wide	\$437,000	2	Council
22	New 1.8-metre-wide path from Gladeswood Drive to the pavilion	\$49,000	2	Council
SUBTOTAL		\$1,533,500		



# IMPLEMENTATION PLAN

## Development Package Summary (Continued)

Ref	Recommendation	Estimated Cost	Priority Rating	Responsibility
Development Package 5: Traffic Management				
23	Raised pedestrian crossings (Maygrove Way and Haverbrack Drive)	\$199,500	1	Council
24	Car park signage relating to presence of children in car parks	\$6,000	1	Council
SUBTOTAL		\$205,500		
Development Package 6: Landscaping and Vegetation				
25	Tree removal and replacement with new indigenous trees	\$22,000	1	Council
26	Vegetated swales for water management	\$302,000	2	Council
27	New tree and shrub planting to habitat corridors	\$350,500	2	Council
28	Woody meadow and/or flowery swards of planting to habitat corridors	\$457,500	3	Council
SUBTOTAL		\$1,132,000		
Development Package 7: Mulgrave Primary School Car Park				
29	Construction of a car park and turning circle on the Mulgrave Primary School site and Gladeswood Reserve	<i>Subject to DoE cost estimate*</i>	1	Department of Education
SUBTOTAL		-		



