

## 7.2.2 GLADESWOOD RESERVE MASTERPLAN

<b>Responsible Manager:</b>	Tony Oulton, Manager Active Monash
<b>Responsible Director:</b>	Russell Hopkins, Director Community Services

### RECOMMENDATION

That Council:

1. **Notes that:**
  - 1.1. **The draft masterplan for Gladeswood Reserve was publicly exhibited on Shape Monash from 6 September – 22 October 2023.**
  - 1.2. **All community feedback received on the draft has been recorded in the Consultation Report presented in Attachment B.**
  - 1.3. **Where considered reasonable and feasible to do so, this feedback has been incorporated into the final masterplan as presented in Attachment A.**
2. **Notes that:**
  - 2.1. **The Mulgrave Primary School Masterplan 2018 concept layout for stage 2 school works (car park, drop off/pick up zone and turning circle) impacts a portion of Gladeswood Reserve (area to be confirmed by survey) being part of Lot 8 on LP 119533 contained in Certificate of Title Volume 9333 Folio 331 (Council Land) as depicted in Attachment C – Mulgrave Primary School Masterplan 2018.**
  - 2.2. **The Council Land has been reflected in the final masterplan for the reserve to ensure a consistent interface vision between the two sites and their respective masterplans.**
3. **Endorses the final Gladeswood Reserve Masterplan as presented in Attachment A, noting that the masterplan is an aspirational plan and the development priorities identified are subject to project prioritisation, budget approval and/or external funding, and are intended to remain relevant up to 10 years post adoption.**
4. **Subject to endorsement of the final masterplan, agrees to direct the CEO or her delegate to commence negotiations with the Department of Education & Early Childhood Development (DEECD) on the potential transfer of the Council Land referred to in item 2 above using Council's statutory powers provided by Section 116 of the Local Government Act 2020 and include the following requirements upon DEECD as part of any negotiation:**
  - a) **Accept legal responsibility for the management, upgrade and maintenance of the transferred land.**
  - b) **Deliver an integrated design solution for stage 2 schoolworks (school car park, drop off/pick up zone and turning circle) that includes the design of a new 2-way**

- access road, with associated pedestrian connections, off Maygrove Way (Council land) at no cost to Council, noting that the access road's design and construction will need to meet Council requirements and approval.
- c) DEECD will deliver (project manage) and pay for the construction of the new access road off Maygrove Way (Council land) that will be utilised by the primary school and park users, which will be then Council's to maintain the new 2-way access road once complete.
  - d) The proposed school car park will remain open and allow public access outside of school hours for ongoing community use.
  - e) The land will be transferred back to Council in the event that the school closes.
  - f) All costs (including Council costs) associated with the transfer of land are to be met by the DEECD.
5. Receives a further report in early 2024 on the outcome of the negotiations referred to in item 4 above.

## INTRODUCTION

This report provides an overview of the consultation findings following public exhibition of the draft Gladeswood Reserve Masterplan and recommends Council endorse the final masterplan as presented in Attachment A.

## BACKGROUND

Gladeswood Reserve is situated on Council land and is located off Maygrove Way, Gladeswood Drive and Haverbrack Drive in Mulgrave (Reserve).

The Monash Open Space Strategy classifies the Reserve as a district catchment open space with a primary function of sport and secondary function of social/family recreation. The adjacent parcel of land at 21-33 Maygrove Way has a primary use as an accessway/trail.

Mulgrave Primary School (School) is situated on the south-west boundary of the Reserve on the corner of Gladeswood Drive and Maygrove Way.

Tenants/user groups based at the Reserve include:

- Waverley Foothills Preschool – 61 enrolments.
- Monash Toy Library - 320 member families (800+ individual members).
- Gladeswood Reserve Tennis Club (4 clay courts with floodlighting and clubhouse).
- Melbourne University Baseball Club (single baseball diamond, dug-outs, scorer's hut, batting cage and sports pavilion).

The Reserve also has large open spaces for recreational use, dog-off leash activities and features: playspace, circuit and walking tracks, two off-street car parks, bench seating and picnic tables, drinking fountain, basketball half court, bocce court and rubbish bins.

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

The Masterplan was delivered in *five* key stages:

- *Stage 1:* Background and Needs Assessment - Information Gathering, Research and Literature Review
- *Stage 2:* Integrated Site Plan (ISP) & Consultation – ISP development and Stakeholder Engagement and Community Consultation
- *Stage 3:* Development Options - Issues, Opportunities, Options and Concepts
- *Stage 4:* Draft Masterplan – development of a draft master plan for the study area including designs, evidence based costs and business cases
- *Stage 5:* Final Masterplan – Finalise Masterplan for Council adoption.

Stages 1-5 have now been completed and the final Masterplan is presented in Attachment A for endorsement following consideration of feedback received on the draft following public exhibition.

## **KEY ISSUES/OPPORTUNITIES**

### **1. Existing site constraints**

It is important to note that there are a number of existing site constraints/issues that have been considered in the development of the Masterplan which limited the Reserve's development potential such as:

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

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

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

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

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

Healthcare. The Masterplan recommends an alternative trail alignment via Carboni Court through to the Reserve.

### **3. Trends in sport and recreation**

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

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

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

### **4. Integration with Mulgrave Primary School**

The School has grown considerably in the last five years, with current enrolments reaching approximately 450 students. Increased enrolments have placed additional pressure on the School's facilities, including parking and pick up/drop off areas.

In 2018, the Victorian School Building Authority's (VSBA's) endorsed a masterplan for the School which, in 2019 informed the development of a new hall/gymnasium (stage 1) in the north-east corner of the School's grounds with the hall (and a proposed car park) intended to be accessed via the Reserve's central car park access road (off Maygrove Way).

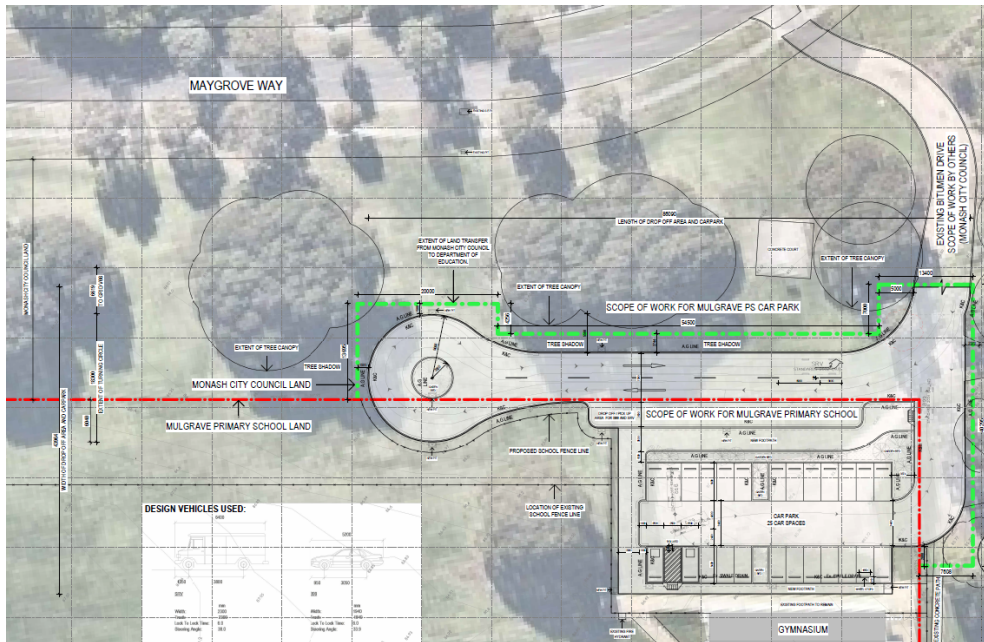
Stage 2 of the School's masterplan involves construction of the school car park, drop off/pick up zone and turning circle as depicted in *Figure 1 - Mulgrave Primary School Masterplan Stage 2 Works*. The site boundary for the proposed Stage 2 works crosses over the School's north-east boundary and encroaches into a portion of the Reserve. In Figure 1 below, the green dashed line indicates the extent of the encroachment of the Stage 2 works into the Reserve. The School's existing title boundary is indicated by the red dashed line.

**Figure 1: Mulgrave Primary School Masterplan Stage 2 Works**

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<sup>1</sup> [Active Victoria Strategic Framework for Sport and Recreation in Victoria 2017-2021](#)





The design for the Stage 2 works (Figure1) has been prepared by the VSBA’s architect with input from traffic engineers to ensure vehicle and pedestrian movement safety for students and the general public. This design minimises the potential impact on the Reserve and its users, whilst delivering a functional, safe and accessible design solution for the School.

Based on the School’s masterplan and advice from their architect, this layout has been mirrored in the Reserve Masterplan (provided in Attachment A to this report) to ensure a consistent interface vision between the two sites and their corresponding masterplans, noting that a small portion of the Reserve (approximately 1,100m2) will need to be transferred from Council to DEECD.

### Council Land

The portion of Council Land of interest is part of Lot 8 on LP 119533 contained in Certificate of Title Volume 9333 Folio 331. The majority of it is zoned PU22 with a small portion zoned PPRZ.

A transfer of the Council Land to the DEECD is preferred over a lease or similar occupancy agreement for the following reasons:

- Less onerous from a management and administrative perspective
- Reduced responsibility eg. health and safety
- Risk mitigation and reduced liability
- Reduced asset renewal and maintenance costs
- Opportunity to leverage broader community benefits.

Given the School’s land is owned by a public body, Council is able to utilise its powers pursuant to Section 116 of the Local Government Act 2020 to transfer the Council Land for no consideration and without the need to publicly advertise Council’s intention to do so (Section 116(3)). S116 is provided below:

#### *116 Transfer, exchange or lease of land without consideration*

(1) A Council's powers to transfer, exchange or lease any land include the power to do so with or without consideration to:

- (a) the Crown; or
- (b) a Minister; or
- (c) *any public body*; or
- (d) the trustees appointed under any Act to be held on trust for public or municipal purposes; or
- (e) a public hospital within the meaning of the Health Services Act 1988 or other hospital carried on by an association or society otherwise than for profit or gain to the members of the association or society.

(2) Any transfer, exchange or lease under this section is valid in law and equity.

(3) Sections 114 and 115 do not apply to any transfer, exchange or lease under this section to a person or body specified in subsection (1).

It is recommended that in the first instance, Council's Property Department commence negotiations with the DEECD on the terms for the transfer of the Council Land and then report back to Council on the outcome of negotiations prior to seeking a decision to transfer the Council Land. Terms to be considered in the negotiations to include:

- **DEECD accept legal responsibility for the management, upgrade and maintenance of the transferred land.**
- **DEECD deliver an integrated design solution for stage 2 school works (school car park, drop off/pick up zone and turning circle) that includes the design of a new 2-way access road, with associated pedestrian connections, off Maygrove Way (Council land) at no cost to Council, noting that the access road's design and construction will need to meet Council requirements and approval.**
- **DEECD will deliver (project manage) and pay for the construction of the new access road off Maygrove Way (Council land) that will be utilised by the primary school and park users, which will be then Council's to maintain the new 2-way access road once complete.**
- **The proposed school car park will remain open and allow public access outside of school hours for ongoing community use.**
- **The land will be transferred back to Council in the event that the school closes.**
- **All costs (including Council costs) associated with the transfer of land are to be met by the DEECD.**

A process for creation of the Council Land for transfer (i.e. plan of subdivision/boundary-re-alignment).

- Preferred entity to transfer the Council land to and mechanism to capture the agreed terms (Deed of Agreement, Section 173 Agreement to be registered on title to the Council Land to be transferred).

## **5. Tenant sport clubs**

### **5.1 Monash University Baseball Club**

The Monash University Baseball Club currently uses the Reserve for home matches, while retaining use of a playing field at Monash University for training purposes. A long term agreement

with Monash University to accommodate the club's matches was reached as part of the hospital development and re-location of sport from university grounds.

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

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

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

a. Gladeswood Reserve Tennis Club

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

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

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

Based on the key principles and directions identified in the Monash Tennis Plan, the recent development of the nearby Monash Tennis Centre (18 tennis courts located 6.3 km away), and Council's current provision standards, capital investment into tennis facilities at the Reserve is not supported during the term of the Masterplan.

Over the longer-term (10+ years) and/or when the existing courts reach the end of their useful life, the sustainability of tennis at this site should be re-evaluated based on up-to-date sport and active recreation participation trends and community needs. An option to replace the club-operated courts in favour of publicly accessible multi-purpose courts should be investigated and community sentiment reassessed.

## POLICY IMPLICATIONS

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

- [Active Victoria Framework](#)
- [Tennis Victoria Strategic Plan to 2020](#)
- [Safe and Strong - A Victorian Gender Equality Policy](#)
- [Sport and Recreation Victoria's Female Friendly Sports Infrastructure Guidelines](#)
- [Baseball Australia Club Facility Resource Guide](#)

The final Masterplan and associated development priorities align with relevant Monash strategies and plans including but not necessarily limited to:

- Council Plan 2021-2025
- Municipal Public Health Plan 2021-2025
- Monash Open Space Strategy 2021
- Active Recreation Opportunities Strategy 2021
- Monash Tennis Plan 2021
- *Draft* Monash Playground and Playspace Strategy 2025-2035
- Active Reserves Facility Hierarchy 2018
- Active Monash Capital Works Prioritisation Framework 2018
- Active Monash Vision.

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

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

## CONSULTATION

### Initial Consultation

The initial masterplan consultation undertaken on Shape Monash from 6 February - 20 March 2023 generated 159 contributions from 459 visits. Consultation findings from this initial consultation were noted by Council at the July 2023 Council meeting and identified that:

- The majority of reserve users usually visit with family members, including children (40%) or other family (17%). 14% usually visit the reserve with their dog, and 9% usually visit the reserve alone.
- The primary reason users visit Gladeswood Reserve is to participate in unstructured activities such as walking (24 responses), dog walking (20), visiting the playground (20), enjoying open space (14), exercise including running (14) and informal recreation (10).
- A wide range of ideas were generated for reserve improvements with the top elements identified:
  1. playground (41 responses)
  2. picnic/BBQ shelter (36 responses)
  3. seating (30 responses)
  4. shade (30 responses)
  5. fitness equipment (26 responses)
  6. tennis courts (18 responses)
  7. lighting (17 responses)
  8. dog park (16 responses)
  9. public toilets (16 responses).

### Public Exhibition of Draft Masterplan

Further to the initial consultation, the *draft* Masterplan was publicly exhibited on Shape Monash from 6 September – 22 October 2023.

At the close of consultation on 22 November, a total of 34 on-line contributions and 2 written submissions from Tectura Architects and Gladeswood Reserve Tennis Club (tennis coach) were received and have been included in the Consultation Report (Attachment B).

Feedback from the tenant clubs indicated their disappointment at the low priority given to funding improvements for organised sport in the masterplan i.e. tennis and baseball club facilities. Given the primary strategic focus identified for the Reserve (i.e. active and family/social recreation) and Council's broader plans and strategic commitments, sport facility improvements were not considered a high priority for Council funding unless significant external funding was secured from the State/Federal government, tenant club/s or other sources.

Overall, 82% of on-line survey respondents supported the key directions of the draft Masterplan with satisfaction ranking highest for the following elements of the masterplan:

1. Landscape and vegetation (70% approved)
2. Mulgrave Primary School car park (69% approved)
3. Transmission easement pathway (69% approved)
4. Community play and recreation elements (60% approved)
5. Access improvements (60% approved)
6. Organised sport (57% approved)
7. Traffic management (55% approved).

All community feedback received as part of the consultation and public exhibition of the draft Masterplan has been captured, and included in an updated Consultation Report as presented in Attachment B.

### Changes made to the draft masterplan.

Following the review of feedback received on the draft masterplan, the following key changes have been made and incorporated in the final Masterplan presented in Attachment A for Council endorsement:

1. Mulgrave Primary School Car Park
  - (a) Removal of the initial two concept options for the Mulgrave Primary School Stage 2 works and replacement with the Victorian School Building Authority's (VSBA) endorsed concept layout for the construction of the school car park, drop off/pick up zone and turning circle as depicted in Attachment C - Mulgrave Primary School Masterplan 2018.
  - (b) Upgrade of Council-owned access road off Maygrove Way to the school car park/turning circle entry (i.e. sealing, 2 way access, signage pedestrian connections etc)
2. Access and safety improvements

- (a) The inclusion of safety signage for pedestrians and drivers in the reserve car parks given volume of usage by children (i.e. additional signage for car parks relating to presence of children)
  - (b) Repair or renew paths with tripping hazards/damaged brick edges
  - (c) Inclusion of a pathway from Gladeswood Drive car park entrance to the pavilion
  - (d) Note suggestion for an accessible drinking fountain.
3. Note that Gladeswood Reserve is subject to the Monash Dog Off Leash Policy and Monash Dog Control Order No. 6 and inclusion of additional supporting infrastructure for dog walkers such as dog drinking bowl and poo bag dispenser.
  4. Reclassification of the playspace from neighbourhood to district-scale playground classification.
  5. Updated scope and cost estimate for the baseball batting cage to include provision for a covered facility with lighting (to be externally funded).

## **SOCIAL IMPLICATIONS**

The recommendations in the Masterplan provided in Attachment A to this report, when implemented, will enhance social connectiveness and community wellbeing by focusing on the development of active recreation, family/social recreation and accessible opportunities and amenities for all.

Other features of the Masterplan including the consideration of new lighting in the School car park, safety signage and improved pedestrian accessibility throughout the Reserve. Crime Prevention Through Environmental Design (CPTED) principles have also been considered and are important for improving perceptions of safety, which can be a barrier for women wanting to get physically active outdoors.

The Masterplan acknowledges that different people have different needs and access the Reserve for different reasons, not just because of gender but also intersecting characteristics. For example, through the provision of an upgraded district-scale playspace, all gender public toilets, and accessible pathways, the Reserve will be more accessible to children and their parents and carers, as well as people with mobility issues or a disability.

## **HUMAN RIGHTS CONSIDERATIONS**

No human rights implications inform this proposal.

## **GENDER IMPACT ASSESSMENT**

Gender has been considered as part of the development of the Masterplan. De-segregated gender data is included in the Consultation Report (Attachment B).



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

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

- Female participation is generally higher than male participation in activities such as walking, fitness/exercise activities and yoga/pilates
- 2019-2020 Ausplay data for Victoria found that 58.4% of women participate in walking (men 36%) and 42.7% participate in fitness/gym activities (men 33.8%)
- Participation of women and girls in club sport is lower than that of men and boys.

Based on current participation trends, there should be a greater uptake of female participation in non-organised sport activities at the Reserve through the development of an active recreation hub, trail improvements, upgraded playspace (including supporting infrastructure such as public toilets) and social/family recreation (barbeques, picnic area and community amphitheatre).

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

## FINANCIAL IMPLICATIONS

The development opportunities aim to create a balanced approach to development of the reserve by considering the needs of clubs and user groups, community groups and the broader community. Each recommendation includes proposed staging of delivery into Priority 1, 2 and 3 works where Priority 1 works should be undertaken first, followed by Priority 2 works and then Priority 3 works.

Development Packages have been established to provide facility development options:

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

Recommendations within each Development Package have been costed by a Quantity Surveyor (QS) and a Cost and Staging Summary is outlined in detail on p. 12-17 of the final masterplan.

### Cost and Staging Summary

Stage	QS 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>

Notes:

1. Mulgrave Primary School car park and turning circle works to be fully funded by the Department of Education (cost to be advised by DEECD).
2. Baseball batting cage redevelopment (enclosed batting cage with training standard lighting) to be funded by the Monash University Baseball Club (\$250k).

The Cost and Staging Summary includes rates for preliminaries and overheads (12.5%), design contingency (10%), construction contingency (10%), consultant fees (10%), project management costs (2.5%), and authority, permits and headworks costs (1.5%). The Cost and Staging Summary does not include cost escalations over time and construction cost estimates are based on current quantities and rates.

## CONCLUSION

The *draft* Gladeswood Reserve Masterplan was publicly exhibited on Shape Monash from 6 September – 22 October 2023. At the close of consultation on 22 November, a total of 34 on-line contributions and 2 written submissions were received. A detailed overview of the consultation findings is presented in *Attachment B – Consultation Report*.

Following the review of feedback received on the draft Masterplan, changes have been made to the draft (as outlined earlier in this report) and a final Masterplan is presented in Attachment A for Council consideration.

## ATTACHMENT LIST

1. Attachment A - Gladeswood Reserve Master Plan [7.2.2.1 - 18 pages]
2. Attachment B - Consultation Report [7.2.2.2 - 43 pages]
3. Attachment C - Mulgrave Primary School Masterplan 2018 Stage 2 Works [7.2.2.3 - 3 pages]

**ACTIVE  
MONASH**



# GLADESWOOD RESERVE MASTER PLAN

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.



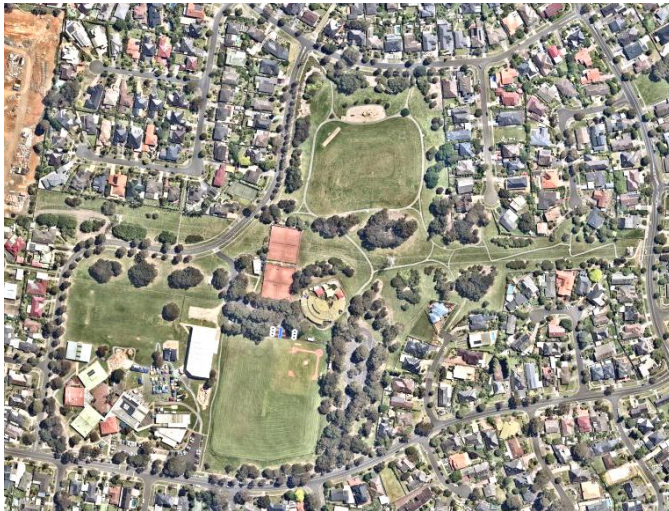
# CONTEXT AND OBJECTIVES

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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

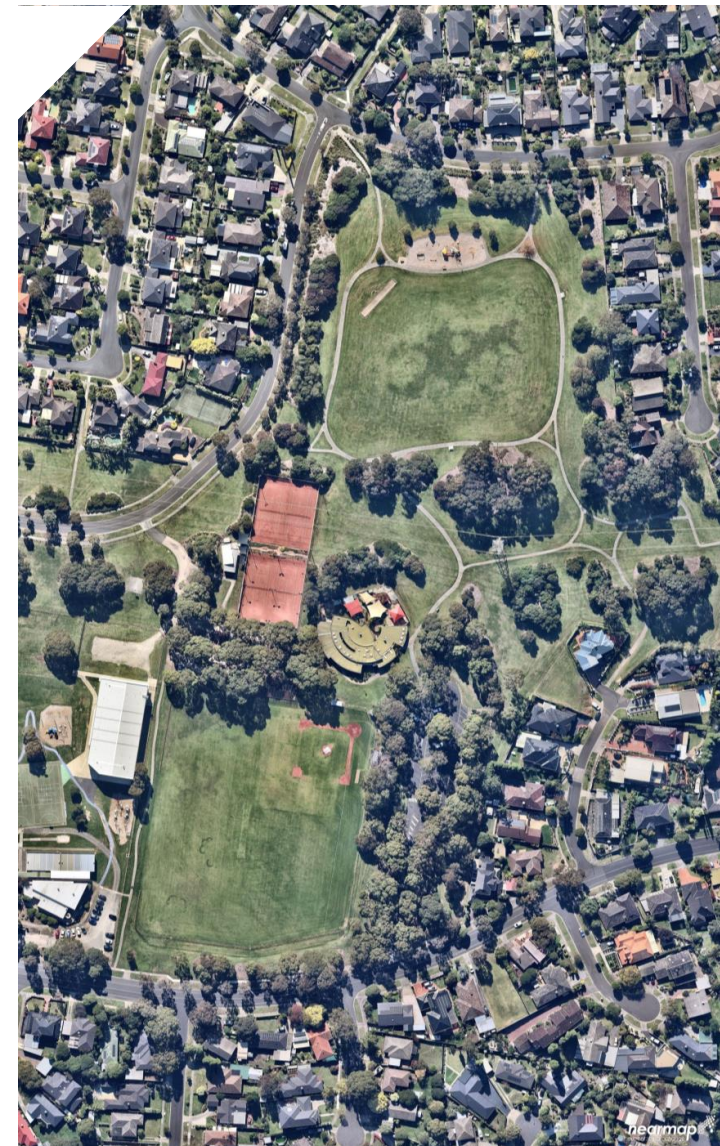
The reserve will be developed in a sustainable way, prioritising opportunities to improve landscape character, biodiversity and habitat outcomes, and water management.

### 4. Connection

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

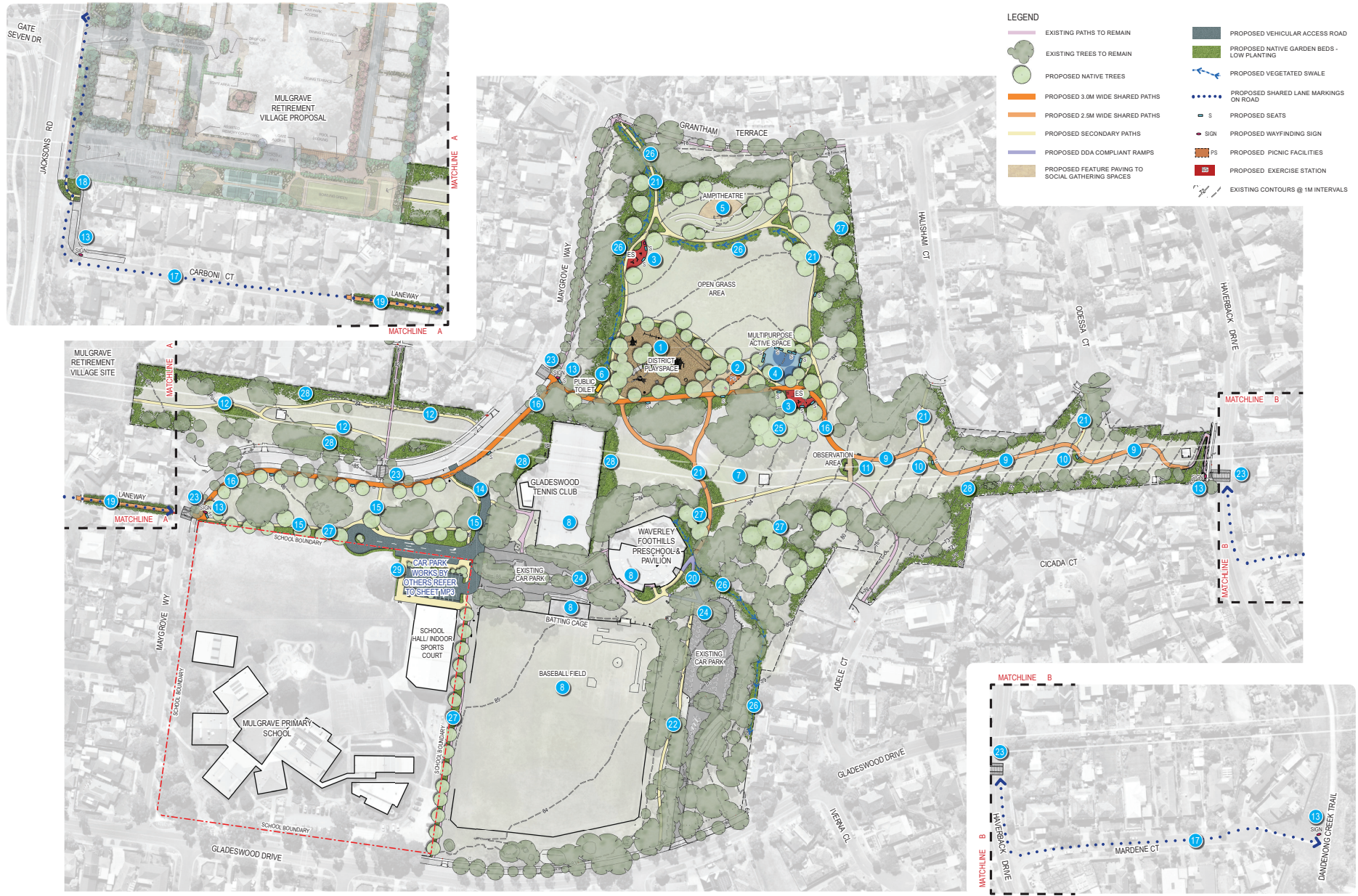
### 5. Community

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





# Attachment 7.2.2.1 Attachment A - Gladeswood Reserve Master Plan



- 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 RAMP
  - 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

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**CITY OF MONASH**

**GLADESWOOD RESERVE, MULGRAVE  
MASTER PLAN**

0 10 20 30 50  
SCALE  
1:1000 @ A1  
1:2000 @ A3

PROJECT NO.  
**2234**  
DRAWING NO.  
**2234-MP1**





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 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.

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

- SECONDARY PATHS**
- 20** • Provide DDA compliant ramps with handrails and TGSIs between the existing car park and pavilion.
  - 21** • 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.
  - 22** • 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.

EXAMPLE IMAGES



TRAFFIC MANAGEMENT

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

- CAR PARK SIGNAGE**
- 24** • 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 degrading 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.











- HABITAT CORRIDORS**
- 27** • 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.
  - 28** • 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.



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

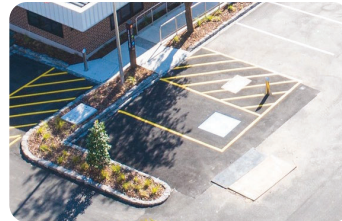
- New Mulgrave Primary School Car Park to service the school hall/ indoor sports courts.
- All works to comply with Australian Standards
- Planting and Water Sensitive Urban Design initiatives to be integrated into the design.
- Design to incorporate suitable lighting for out of hours use, appropriate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

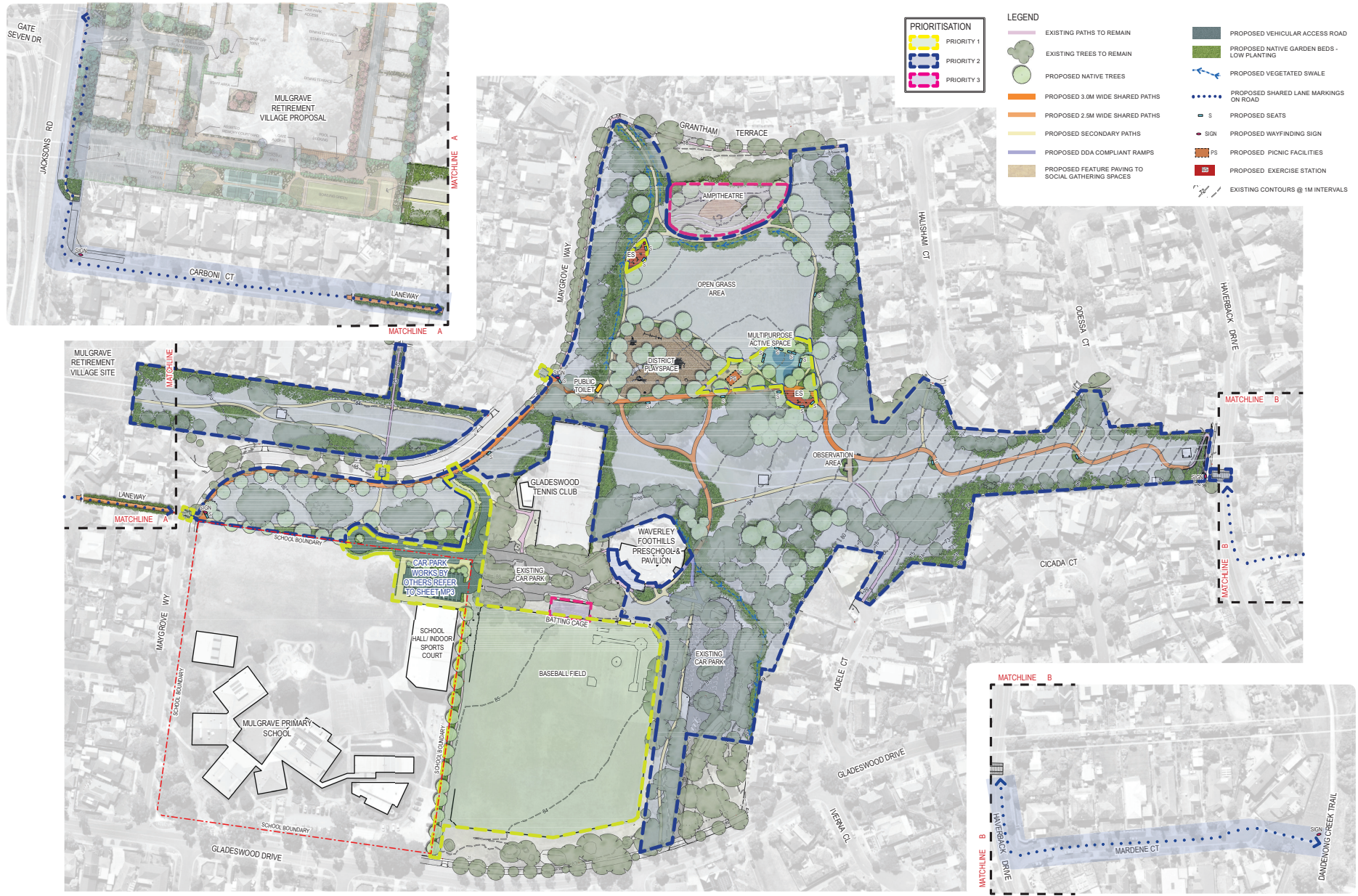


**PRECEDENT IMAGES**





Attachment 7.2.2.1 Attachment A - Gladeswood Reserve Master Plan



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**GLADESWOOD RESERVE, MULGRAVE  
MASTER PLAN - PRIORITISATION PLAN**

0 10 20 30 50  
SCALE  
1:1000 @ A1  
1:2000 @ A3

PROJECT NO.  
**2234**  
DRAWING NO.  
**2234-MP4**



# 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		-		



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The Gladeswood Reserve Master Plan was prepared by  
*insideEDGE* Sport & Leisure Planning and ACLA Landscape Architects  
for Monash City Council



# GLADESWOOD RESERVE MASTER PLAN

—  
Engagement Summary  
December 2023

# CONTENTS

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Engagement plan	4
Council engagement	6
Stakeholder and community engagement	15
Community survey analysis	18
Public exhibition of Draft Master Plan	26



# METHODOLOGY

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



# ENGAGEMENT PLAN



# ENGAGEMENT PLAN

The development of the Gladeswood Reserve Master Plan is focused on ensuring that stakeholders, reserve users and the broader community have an opportunity to provide meaningful input.

The Engagement Plan ensures that all stakeholders are appropriately engaged and the master plan reflects the needs of the community.

Project Stage	Engagement Activities	Key Stakeholders
Stage 1: Background & Needs Assessment	Project Working Group meetings Project Reference Group meetings	Council (internal consultation)
Stage 2: Integrated Site Plan & Internal Consultation	Project Working Group meetings Project Reference Group meetings Council department interviews Needs assessment workshop	Council (internal consultation)
Stage 3: Development Priorities & External Consultation	Project Working Group meetings Project Reference Group meetings Clubs/user group interviews Online community survey	Council (internal consultation) Clubs, users and stakeholder groups Residents (1km catchment) Community
Stage 4: Draft Gladeswood Reserve Master Plan	Project Working Group meetings Public exhibition of Draft Master Plan	Council (internal consultation) Clubs, users and stakeholder groups Residents (1km catchment) Community
Stage 5: Final Gladeswood Reserve Master Plan	Publication of Final Master Plan	Clubs, users and stakeholder groups Residents (1km catchment) Community

# COUNCIL ENGAGEMENT



# COUNCIL ENGAGEMENT

Activity	Engagement Summary
Needs Assessment Workshop	<p>The Draft Gladeswood Reserve Background Report &amp; Needs Assessment was distributed to the Project Reference Group on 12 December 2022. The Needs Assessment Workshop was held in an online meeting format on 16 December 2022.</p> <p>The following Council representatives and consultants attended the workshop: Property Officer, Access &amp; Inclusion Community Development Officer, Place Maker - Mulgrave &amp; Notting Hill, Principal Architect, Coordinator Recreation Services, Recreation Planner, Land &amp; Leasing Coordinator, Water Sensitive Urban Design Officer, Principal Design Engineer, Coordinator Capital Works Buildings, Manager Horticulture Services, Coordinator Sportsground &amp; Golf Course Maintenance, Principal Urban Designer, Senior Sustainable Transport Engineer, Coordinator Strategic Planning, Urban Designer, Coordinator Facilities Maintenance, Coordinator Recreation &amp; Open Space Planning, Senior Consultant - insideEDGE Sport &amp; Leisure Planning, Director - ACLA, Senior Landscape Architect - ACLA.</p> <p>Summary of discussion:</p> <p>1) What are the key issues and opportunities for Gladeswood Reserve? What should be our priorities in master planning the site?</p> <ul style="list-style-type: none"> <li>• Activation of the site – increasing community interest and attractors to the site for local residents and a district catchment. The site should be more focused on community activity in addition to the existing use for sport.</li> <li>• Opportunities for improvement of environmental and landscape elements including tree planting, natural landscaping, habitat and biodiversity, water management and drainage.</li> <li>• Improve the active recreation and social recreation offering – multi-sport courts, goals, skate, circuit path/loop, fitness equipment, dog-related infrastructure, distance markers.</li> <li>• Provision of community infrastructure such as an events space, community art, youth space, general signage, interpretive signage, public toilets, seating, shade.</li> <li>• Pedestrian and active transport connections – opportunity to connect with the Dandenong Creek Trail and Jacksons Road. Improvement of pedestrian connections to and through the site, particularly in relation to DDA compliance and increasing access for people with disabilities and/or mobility issues.</li> <li>• Improvement of the pavilion to cater for sporting club and community use, including female and junior participants.</li> <li>• Improve safety and accessibility for reserve users. Consider sightlines, location of facilities, vegetation, parking, pathways and lighting.</li> </ul>

# COUNCIL ENGAGEMENT

Activity	Engagement Summary
Needs Assessment Workshop (continued)	<p>2) Are there any issues relating to an area of expertise represented on the Project Reference Group that requires further consideration:</p> <ul style="list-style-type: none"> <li>Greening, vegetation, biodiversity and water management planning should be considered throughout the master planning process. Opportunity to improve environmental outcomes at the site.</li> <li>Integration with the primary school needs to consider the joint benefit for both the school and community should access to council land be provided.</li> <li>The level of infrastructure required for early years/kinder services needs to be considered, given increased access to free kindergarten. Toy library enrolments are increasing due to cost-of-living pressures.</li> <li>Future of the pavilion – Is this the best location and does it service the community and user group needs adequately? Improvement of the condition and function of the building could generate increased community use.</li> <li>Increasing the broader community benefit of the site through active/informal recreation infrastructure that aligns with the district catchment of the site.</li> <li>Ryman Healthcare site (64-92 Jacksons Road) has an approved planning permit that excludes the requirement to provide a shared path connection through the site, preventing the potential shared trail outlined in the Open Space Strategy from being delivered.</li> <li>Increasing demand for play/recreation elements for children aged 10+.</li> <li>Improvement of car-parking and vehicle circulation.</li> <li>Confirmation is required regarding restrictions for development in proximity to the transmission lines/easement.</li> <li>The future of the existing bocce court to be considered in the master planning process.</li> <li>The north facing area where the playground is located has potential to provide an activity/activation/events space.</li> <li>The master planning process could seek to deliver against Council's Reconciliation Action Plan objectives, including the potential 'historical walk' proposed through the Waverley Park Estate.</li> </ul>



# COUNCIL ENGAGEMENT

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Activity	Engagement Summary
Needs Assessment Workshop (continued)	<p>3) Does our needs assessment reflect your understanding of the needs of the community and user groups at Gladeswood Reserve?</p> <ul style="list-style-type: none"> <li>The need/opportunity to improve active recreation and play facilities, community space, and supporting infrastructure reflects community enquiries received by Council.</li> <li>Shifting the needs assessment regarding sustainability from green to orange would be supported based on the considerable opportunity to deliver sustainability outcomes at the site and improve the attractiveness of the site.</li> <li>Further consideration of community facility provision required – opportunities to create engaging community spaces/activities/events could be pursued at the site. The site currently provides limited activities that attract residents, but the site has potential to increase activation. The master plan should acknowledge the wider role the site plays outside of sport and recreation.</li> <li>Further consideration of infrastructure to support walking and cycling required.</li> <li>Further consideration of the ability to create a community meeting space within the pavilion is required. This would service the eastern corner of Mulgrave rather than residents having to travel to neighbouring suburbs or councils.</li> <li>Playground classification should be considered to be raised to district, with potential improvement to the site to attract a wider catchment of users.</li> </ul>

# COUNCIL ENGAGEMENT

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Activity	Engagement Summary
Needs Assessment Workshop (continued)	<p>4) What are the primary opportunities to activate the site and increase community interest?</p> <ul style="list-style-type: none"> <li>• Increased active recreation and play facility provision across the site.</li> <li>• Improved connection and access to and through the site, particularly for pedestrians and active transport.</li> <li>• Provision of spaces that can accommodate community events and diverse uses will encourage greater interest from the community and increase activation.</li> <li>• Improving landscape diversity and value will enhance the amenity and attractiveness of the site, as well as providing opportunities to deliver habitat and biodiversity outcomes.</li> <li>• Improving safety and perceived safety through appropriate siting and development of facilities such as toilets, parking and play/active recreation components. Consider the use of lighting and maintenance of vegetation to improve passive surveillance from adjacent properties and the street network.</li> <li>• Integration with the primary school and consideration of mutual benefits for the school, Council and community in any proposed use of public land for access or traffic circulation.</li> </ul>

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# COUNCIL ENGAGEMENT

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Activity	Engagement Summary
Meeting with Council Planner	<p>A meeting was held with a Council Planner on 17 January 2023 to discuss the planning permit for 64-92 Jacksons Road, Mulgrave:</p> <ul style="list-style-type: none"> <li>• The planning permit submitted by Ryman Healthcare and approved by Council excludes the requirement to create a shared path connection through the transmission easement primarily due to the potential impact on safety for aged care facility residents.</li> <li>• The planning permit states that the pedestrian connection can be accommodated via Carboni Court.</li> </ul>
Meeting with Early Years Manager	<p>A meeting with Council's Early Years Manager was held on 30 January 2023 to discuss the Waverley Hills Preschool and early years education in general:</p> <ul style="list-style-type: none"> <li>• The Victorian Government Best Start Best Life reforms that increase access to free four-year-old kindergarten necessitates further planning for early years services and infrastructure.</li> <li>• The Monash Kindergarten Infrastructure and Services Plan is currently being updated by the Victorian Government to articulate the impact on demand for kindergarten places.</li> <li>• In addition, Council is currently planning for community engagement relating to Children, Youth and Family Services Infrastructure.</li> <li>• Further planning and demand modelling for early years education may indicate the need for upgraded or additional early years facilities to service Mulgrave. Planning for early years infrastructure and services is likely to extend beyond the proposed completion date for the Gladeswood Reserve Master Plan.</li> </ul>

# COUNCIL ENGAGEMENT

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Activity	Engagement Summary
Meeting with Council Property Department and Engineering Department	<p>Representatives from Council's Property Department and Engineering Department were engaged on-site on 8 February 2023 to discuss the school car park concept developed by ACLA.</p> <ul style="list-style-type: none"> <li>• Traffic Engineering required further briefing to understand the project and outcomes sought at Gladeswood Reserve. A follow-up meeting to discuss the project with Council traffic engineers was to be arranged by Council's Project Manager.</li> <li>• Property requires further information once the concept design and potential overlay on Council land is established to determine the preferred approach relating to access to Council land. Various options include access agreement, lease or disposal. Further assessment of the outcomes sought by Council and the Primary School is required to determine the preferred arrangement and conditions.</li> </ul>

# COUNCIL ENGAGEMENT

Activity	Engagement Summary
Reserve Development Priorities Workshop	<p>The Draft Reserve Development Plan was distributed to the Project Reference Group and a workshop held on Thursday 22 June to discuss the priorities for development of Gladeswood Reserve based on the outcomes of stage 1-3 of the master planning process, including community and stakeholder engagement.</p> <p>The key items discussed within the workshop were:</p> <ul style="list-style-type: none"> <li>• Preferred option for the Community Play and Active Recreation development package is option 2 – Relocation of the playground to the southern section of the open space area, installation of a multipurpose court, exercise equipment and picnic area, and creation of an amphitheatre/events space in the existing location of the playground.</li> <li>• General support for the improvements to drainage on the playing field and improvements to the baseball batting cage, noting that the batting cage would need to be funded externally. The provision of sportslighting for baseball is not recommended due to the high illuminance requirements, meaning that the cost for construction, operation and maintenance would exceed a feasible level for the current needs of the Monash University Baseball Club.</li> <li>• The improvement of existing amenities and toilets within the pavilion is supported, but more significant improvements such as the creation of additional change rooms or extension of the building are not supported due to the need for further planning related to the future of the building (including provision for early years services).</li> <li>• Retention of the tennis courts in their current configuration is supported, but no further development or investment given the existing tennis provision within Monash City Council and Council's policy position to develop facilities with six or more courts.</li> <li>• The creation of a DDA compliant pathway in the eastern side of the transmission easement (towards Haverbrack Drive) was investigated, with the design outcome requiring a significant amount of retaining walls and railing, as well as creating a "zig-zag" path alignment. This option was not supported, as it is likely to deliver limited actual improvement regarding accessibility, is excessively costly and is unlikely to be approved by Ausnet due to the likely impact on transmission infrastructure. The widening of the existing path alignment and installation of resting points and interpretive signage is supported (option 2).</li> <li>• Three options for the Mulgrave Primary School car park were presented, with options 1 and 2 within the school boundary and option 3 encroaching into Gladeswood Reserve. A general preference for car park options that don't encroach into Gladeswood Reserve was discussed, but there is general support for all options to be considered and the option that achieves the best outcome included in the master plan. Should the option that encroaches into the Gladeswood Reserve be recommended, a transfer of land to the Mulgrave Primary School is the preferred method of establishing access to the required land.</li> </ul>

# COUNCIL ENGAGEMENT

Activity	Engagement Summary
Reserve Development Priorities Workshop (continued)	<ul style="list-style-type: none"> <li>• Access improvements were presented, including the improvements to the internal pathway network, creation of the east-west path spine within the transmission easement and along Maygrove Way, creation of pathways to the proposed aged care facility and connection to Jacksons Road via Carboni Court. All access improvements were generally supported.</li> <li>• The installation of raised pedestrian crossings on Maygrove Way (x3) and Haverbrack Drive (x1) to improve pedestrian safety and circulation were generally supported.</li> <li>• Further development of the landscape, vegetation, biodiversity and water management outcomes was requested by representatives of the Project Reference Group, with the project team indicating that the additional landscape design will be included within the Draft Master Plan.</li> </ul>



# STAKEHOLDER & COMMUNITY ENGAGEMENT



# STAKEHOLDER & COMMUNITY ENGAGEMENT

Activity	Engagement Summary
Meeting with Gladeswood Reserve Tennis Club	<p>The Gladeswood Reserve Tennis Club was engaged via an on-site meeting on 8 February 2023:</p> <ul style="list-style-type: none"> <li>• The Gladeswood Reserve Tennis Club currently has 176 members. Membership is now stable after recovering from a decline during the COVID-19 pandemic. Focus on increasing female participation pre-COVID was successful, but the club now needs to re-engage female members.</li> <li>• The catchment of the club is relatively local, with an estimated 70% of members coming from Mulgrave, with a high proportion of the remaining membership base from Wheelers Hill, Rowville, and North Dandenong. The majority of new club members are being drawn from the Waverley Park estate.</li> <li>• The club hires four courts at Carrington Park (Knox) to cater for junior competition demand (Club coach uses this site as well). The club hires four courts at Noble Park Reserve (Greater Dandenong) on Sundays as the courts at Gladeswood Reserve as reserved for members to have a social hit.</li> <li>• Members have casual access to the courts and can apply for a key. Public access to the courts is currently not available due to the likely damage to the en-tout-cas court surface if not correctly managed during and after play.</li> <li>• Club priorities include 1) two additional en-tout-cas courts, 2) change rooms to cater for night tennis, 3) additional storage, and 4) extension of the veranda and installation of bi-fold doors.</li> <li>• Courts and associated infrastructure are generally in good condition, with the primary issues being drainage on courts 1-2 due to having only one drainage pit and trees planted to the south of courts 1-2 have caused some unevenness of the court surface.</li> <li>• Summary of use: <ul style="list-style-type: none"> <li>• Weekdays 9am – 3pm – available for school clinics and school district competition</li> <li>• Weekday evenings – Mon/Wed/Fri – club coaching (3 courts), Tues/Thurs – private coaching (2 courts), remaining courts available for members</li> <li>• Saturdays – Competition</li> <li>• Sundays – Member only social tennis (primarily senior members)</li> </ul> </li> </ul>
Meeting with Monash University Baseball Club	<p>The Monash University Baseball Club was engaged via an on-site meeting on 9 February 2023:</p> <ul style="list-style-type: none"> <li>• The Monash University Baseball Club relocated to Gladeswood Reserve in 2020. The club currently has approximately 55 members, primarily senior male participants. The club is aiming to attract more female participants to the club, but fielding junior teams is a longer term objective. The membership base is quite transient due to the primary source of members being university students that attend Monash University for 2-4 years. The University has affiliation requirements relating to the proportion of members that are students/alumni.</li> <li>• The club currently trains at Monash University on an oval with sportslighting. The club uses Gladeswood Reserve for matches only, which detracts from the sense of the site as a home facility for the club. Improved training facilities are required to enable training throughout the year, particularly in the winter season.</li> <li>• Club priorities include: 1) training facility upgrade to an enclosed, lit facility, 2) improve drainage on the outfield, 3) extension of the dugouts, 4) sports lighting to enable training at the reserve, 5) upgraded change facilities.</li> </ul>

# STAKEHOLDER & COMMUNITY ENGAGEMENT

Activity	Engagement Summary
Meeting with Mulgrave Primary School	<p>Mulgrave Primary School was engaged via an on-site meeting on 15 November 2022.</p> <ul style="list-style-type: none"> <li>Traffic movements in the Gladeswood Reserve car park off Maygrove Way were observed between 3-4pm (school pick-up).</li> <li>The potential construction of a car park to service the school hall/gymnasium and school drop-off/pick-up was discussed. The initial concept established by the school was developed as a placeholder noting that further design work was required to find a suitable solution.</li> <li>The Gladeswood Reserve Master Plan project team resolved to seek to further advice from Council traffic engineers relating to potential options.</li> </ul>
Meeting with Mulgrave Primary School	<p>A meeting with Mulgrave Primary School was held to table a potential concept design for the school car park (developed by ACLA).</p> <ul style="list-style-type: none"> <li>The school principal agreed that the one-way version of car park concept design seemed logical and would generally meet the requirements of the school.</li> <li>A copy of the design was requested to enable it to be tabled at an upcoming School Council meeting, as well as distributing it to State Government/ Department of Education representatives relating to their election funding commitment.</li> <li>It was noted that the concept design required further review and assessment by traffic engineers prior to the design being accepted as a potential option.</li> </ul>
Interview with Mulgrave Farmers Market	<p>An interview was held with a representative of the Mulgrave Farmers Market on 10 July 2023.</p> <ul style="list-style-type: none"> <li>The Mulgrave Farmers Market currently operates from the Mulgrave Primary School, with a five-year agreement in place regarding use of the school grounds to hold the market each Sunday.</li> <li>The Mulgrave Farmers Market does not have current or future plans to expand the market beyond the school property.</li> <li>The Mulgrave Farmers Market is supportive of the development of a new car park in the northeast of the school property.</li> <li>The Mulgrave Farmers Market is supportive of the general development of Gladeswood Reserve to provide additional community facilities, amenities and accessibility.</li> </ul>

# COMMUNITY SURVEY ANALYSIS

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# COMMUNITY SURVEY ANALYSIS

A community survey was undertaken between 6 February and 20 March to provide reserve users and the broader community with an opportunity to contribute to the development of the Gladeswood Reserve Master Plan.

- The community survey was made available via Council's online Shape Monash engagement platform
- A letterbox drop was completed in the residential area surrounding Gladeswood Reserve bordered by Jacksons Road to the west, Wellington Road to the north, Dandenong Creek/Eastlink to the east and Police Road to the south (see adjacent distribution map).
- Stakeholder and user groups were notified of the community survey and encouraged to promote the survey to members/users.
- The community survey on the Shape Monash platform attracted 459 visitors and 159 contributions.



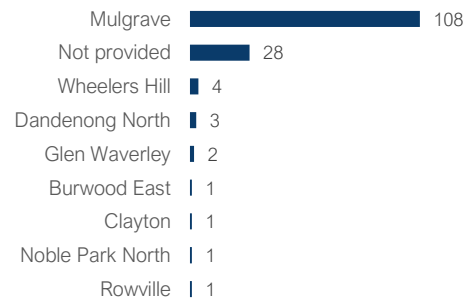
Image: Community survey letterbox drop distribution

# COMMUNITY SURVEY ANALYSIS

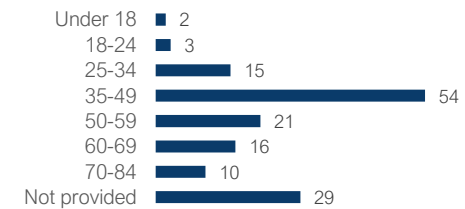
## Survey Respondent Profile:

- The majority of respondents are from Mulgrave (72%), with the next highest response type being 'not provided'. A small number of responses were received from adjoining suburbs (9%).
- Regarding membership/user group status, Gladeswood Reserve Tennis Club (54 unique respondents) and Mulgrave Primary School Stadium users (55 unique respondents) provided the highest number of responses.
- Survey responses were proportionally more highly submitted by female respondents (54%).
- 35% of respondents indicated that they were the parents of children attending Mulgrave Primary School.

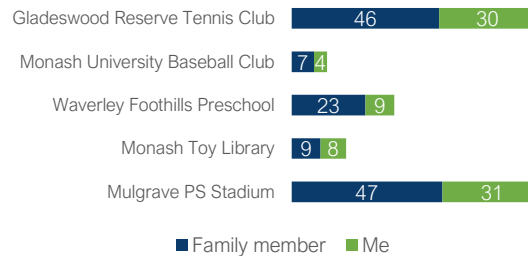
## Respondent Suburb



## Respondent Age



## Are You A Member/User Of?



## Respondent Gender



## Children Attend Mulgrave Primary School



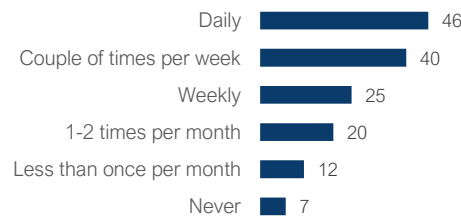


# COMMUNITY SURVEY ANALYSIS

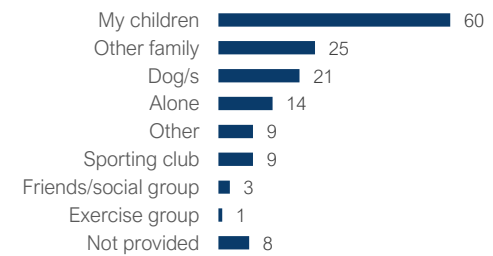
## Reserve Patronage and Visitation

- Survey respondents are generally frequent users of the reserve, with 31% visiting daily and 74% visiting at least once per week (blank responses not included).
- The majority of respondents indicated that they *usually* visit with family, with 40% visiting with their children and 17% visiting with other family members. The next highest response was visiting with their dog/s (14%) or alone (9%). Only 6% indicated that they usually visit a sporting club.
- The majority of respondents indicated that they travel to the site by walking (61%), indicating a local respondent profile. The next highest response was travelling to the site by car (29%).
- The majority of respondents indicated that they usually spend 30-60 minutes at the site (48%). 20% of respondents usually spend 1-2 hours at the site, with 18% spending less than 30 minutes at the site. 9% spend more than two hours at the site.

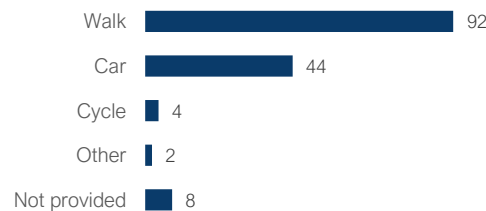
### How Often Do You Visit?



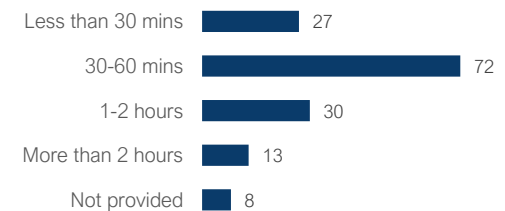
### Who Do You Usually Visit With?



### How Do You Travel?



### How Long Do You Stay?

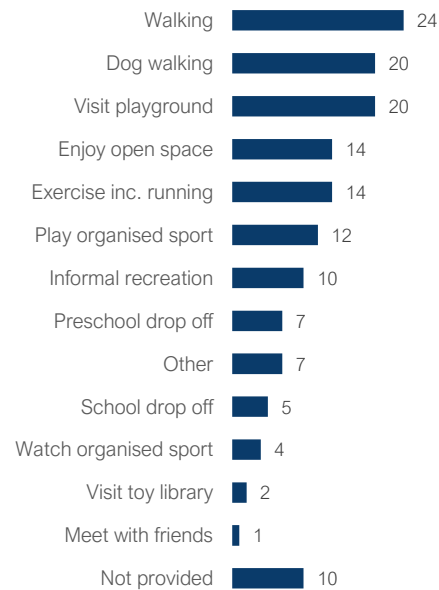


# COMMUNITY SURVEY ANALYSIS

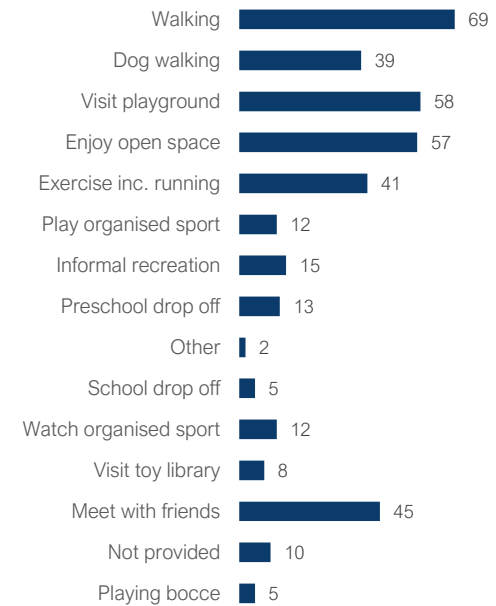
## Reserve Patronage and Visitation (continued)

- The primary reasons that survey respondents indicated they visit the reserve generally relate to active recreation or passive uses, with walking, dog walking, visiting the playground, enjoying open space and exercise (including running) being the top five responses.
- Playing organised sport was the sixth highest response, with 12 responses.
- Active recreation and passive uses were also the highest secondary purposes for visiting the reserve, with the top five primary reasons with the most responses all highly ranked.
- Interestingly, 'meet with friends' only received one response as the primary reason for visiting the site, but received 45 secondary responses.
- Note: Respondents were allowed to select one primary reason for visiting the site and as many secondary reasons as relevant.*

### Main Reason You Visit?



### Other Reasons You Visit?



# COMMUNITY SURVEY ANALYSIS

## Community Expectations and User Satisfaction

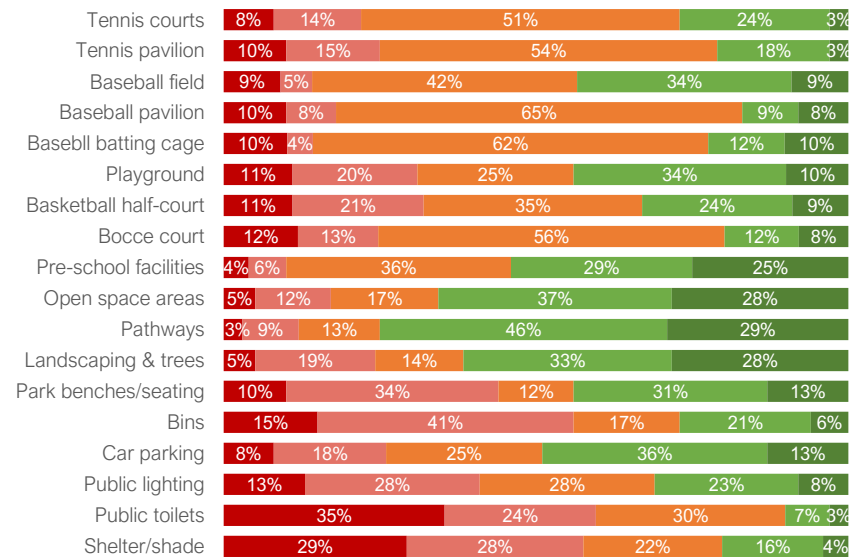
- Overall satisfaction with the reserve is mixed, with 38% of respondents indicating that it meets their expectations well or very well and 38% provided a neutral response. 26% provided a negative response, indicating that the reserve did not meet their expectations.
- The most positively rated (satisfied or very satisfied) elements of the reserve were pathways (75% positive), open space areas (65%) and landscaping and trees (61%). Car parking (49%) and the playground (44%) were also viewed favourably.
- The pre-school facilities (54% positive) and baseball field (43% positive) also received generally positive feedback, with a lower response rate due to their specified use type.
- Elements of the reserve that received the highest negative ratings (dissatisfied or very dissatisfied) were public toilets (59% negative), shelter/shade (57%), bins (56%) and public lighting (41%).
- Interestingly, park benches/seating were seen as being equally positive and negative by respondents, with 44% indicating that they were satisfied/very satisfied and 44% indicating that they were dissatisfied/very dissatisfied.
- The survey results are also characterised by high proportions of neutral responses, particularly across components used for organised sport and activities.

## How Well Does Gladeswood Reserve meet your expectations?



Responses  
128

## Level of Satisfaction with Elements of Gladeswood Reserve?

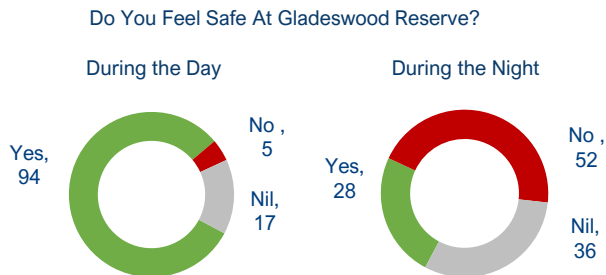


Responses  
91  
84  
86  
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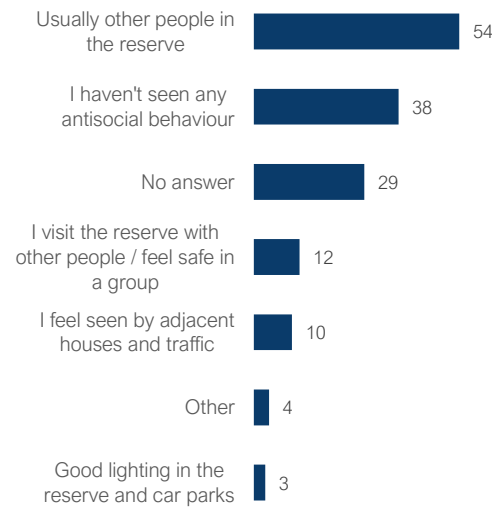
# COMMUNITY SURVEY ANALYSIS

## Perceptions of Safety

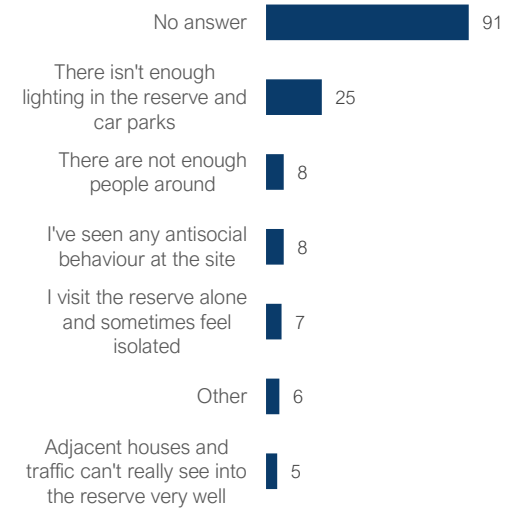
- 95% of responses indicated a feeling of safety during the day, which reduced to 35% during the night ("Nil" responses not included in percentage).
- The primary reasons that people felt safe were other people using the reserve, not seeing antisocial behaviour and visiting the site with other people.
- Most respondents didn't indicate why they felt unsafe, but those that did indicated the lack of lighting, not enough people in the reserve and antisocial behaviour as the main reasons they felt unsafe.



## Why do you feel safe?



## Why do you feel unsafe?

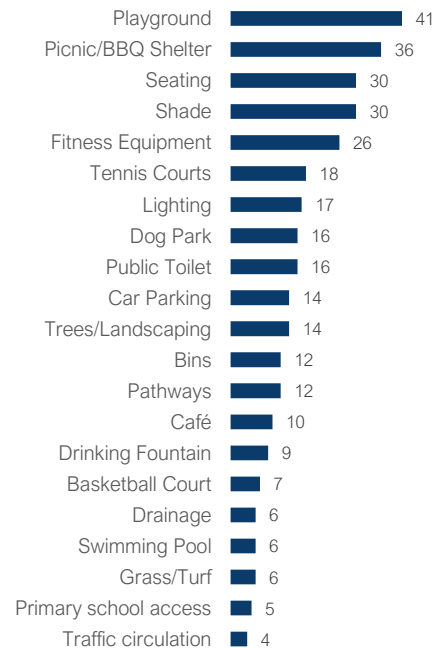


# COMMUNITY SURVEY ANALYSIS

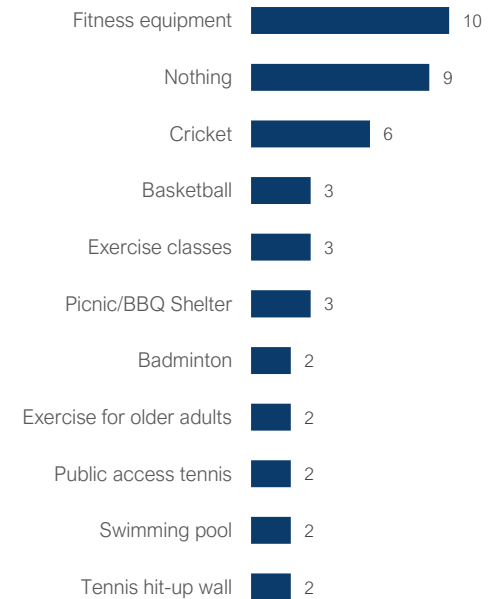
## Ideas for Improvement and New Activities

- The elements of the reserve that received the most suggestions for upgrade or improvement generally related to play, active recreation or passive components.
- Upgrading the playground was the highest rated, with 41 suggestions, followed by 36 suggestions for a picnic/BBQ shelter, 30 for seating, 30 for shade and 26 for fitness equipment.
- The tennis courts received 18 suggestions for either upgrade or improvement.
- Supporting infrastructure such as lighting, public toilets, car parking, bins and drinking fountains also received a number of suggestions for installation, upgrade or improvement.
- Survey respondents indicated a wide range of new activities that they would like to participate in, with fitness equipment, cricket, basketball and exercise classes among the top responses.
- Note: New activities that respondents would like to participate in that received a single response are not shown.*

## Ideas for the installation, upgrade or improvement



## New activities that you would like to participate in at Gladeswood Reserve



# PUBLIC EXHIBITION OF DRAFT MASTER PLAN

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# PUBLIC EXHIBITION METHODOLOGY

The Draft Gladeswood Reserve Master Plan was approved by Monash City Council for the purpose of public exhibition at the Council meeting held on 29 August 2023.

The public exhibition process provides stakeholders and the community with the opportunity to provide feedback on the draft master plan and inform potential amendments ahead of finalisation of the master plan.

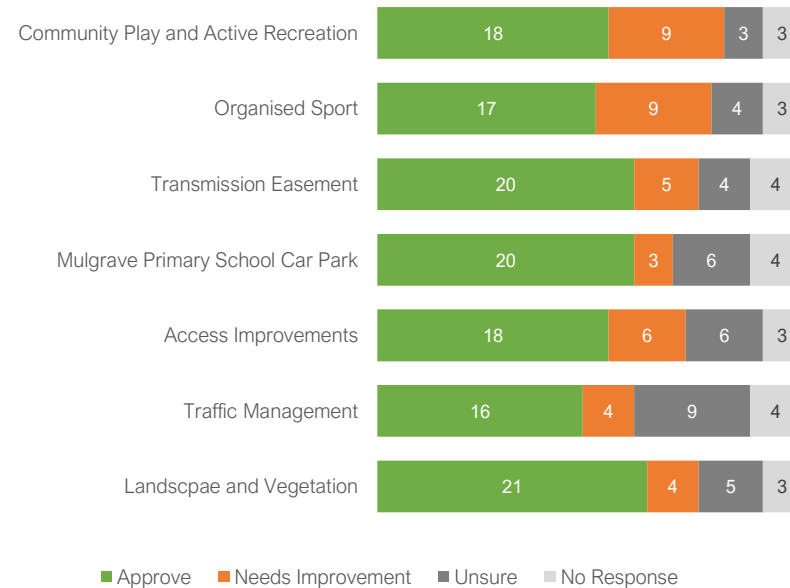
The public exhibition period was held between 6 September – 22 October 2023, with responses from project stakeholders and the community invited via Council's Shape Monash engagement platform. A total of 33 submissions were received.

Submissions from project stakeholders were also received via email if more detailed feedback was required.

Notes regarding presentation of submissions:

- The survey asked respondents to rate their level of satisfaction with each development element of the master plan (see adjacent chart), as well as providing the opportunity to submit any concerns, opportunities for improvement or further feedback in writing.
- Submissions presented on pages 28-42 may be summarised for the purpose of presentation, noting that the content of each submission has been evaluated by project consultants and relevant Monash City Council staff.
- Where a respondent has made a submission on behalf of a community or stakeholder group, the relevant group has been acknowledged in the summary.

Level of Satisfaction with Development Elements of the Draft Gladeswood Reserve Master Plan?



# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17981	<p>Entry to Mulgrave Primary School Car Park should not be through Maygrove Way.</p> <p>As this Maygrove Way is very narrow road, if entry to school carpark open via this road will cause issues for the residents and road users and affect usual life for the residents.</p> <p>School car parking and drop off zone definitely increase the traffic in Maygrove Way towards to the school.</p> <p>Should have proper plan how to manage this traffic in Maygrove Way.</p> <p>Putting Parking restrictions is a one solution, but this will cause increase of Council complaints from the residents.</p> <p>When resident wants to use go to Wellington Road, only other alternative is Grantham Terrace to Haverbrack Drive, which is already over traffic in the School/ Office times.</p> <p>Entry to carpark should be re-planned to avoid these complications.</p> <p>Consider the road through Gladeswood Diver. which is already has entry to school carpark.</p>	<p>Entry to Mulgrave Primary School Car Park should not be through Maygrove Way.</p> <p>As this Maygrove Way is very narrow road, if entry to school carpark open via this road will cause issues for the residents and road users and affect usual life for the residents.</p> <p>School car parking and drop off zone definitely increase the traffic in Maygrove Way towards to the school.</p> <p>Should have proper plan how to manage this traffic in Maygrove Way.</p> <p>Putting Parking restrictions is a one solution, but this will cause increase of Council complaints from the residents.</p> <p>When resident wants to use go to Wellington Road, only other alternative is Grantham Terrace to Haverbrack Drive, which is already over traffic in the School/ Office times.</p> <p>Entry to carpark should be re-planned to avoid these complications.</p> <p>Consider the road through Gladeswood Drive. which is already has entry to school carpark.</p>	<p>The primary drop-off location for Mulgrave Primary School will remain at the front of the school on Gladeswood Drive. The additional car park within the school grounds (accessed via Maygrove Way) will service the school hall/gymnasium, as well as providing an opportunity for quick drop-off/pick-up. The Gladeswood Reserve car park is currently used for school drop-off and pick-up, with the new car park intended to increase safety and parking capacity.</p> <p>An alternate design with a turning circle and drop-off area is proposed based on a traffic-engineered design undertaken by Mulgrave Primary School and the Victorian School Building Authority.</p>	<p>Include the alternate car park design in the final master plan.</p>

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17980	<p>Concerned regarding impact of traffic on Maygrove Way residents.</p> <p>There should be non-resident parking restrictions and there must be some sort of clear priority given to residents, who will find it difficult to get in and out of their driveways at the start and end of the day.</p>	<p>Consultation with Maygrove Way residents living between Grantham Terrace and the rear of the school.</p>	<p>Parking on Maygrove Way is subject to existing local laws relating to parking locations. Refer to Traffic/Local Laws for consideration of parking restrictions and monitoring on Maygrove Way.</p>	<p>Refer to Traffic/Local Laws for monitoring as required.</p>
17966	No response	<p>Disability and infant friendly water/drinking fountains at playground and picnic sites. One that have a water bottle fill tap as well</p>	<p>Note the suggestion for disability and infant friendly drinking fountains for inclusion in the design of the community play and active recreation area.</p>	<p>Note suggestion for disability and infant friendly drinking fountains</p>
17951	No response	<p>There is no community house to bring the community together and provide courses.</p> <p>No mention of inclusion for all including those with disabilities. What about activities like karate. The Haverbrack Estate is very isolating. Limited access to supports for those who do not have a car.</p> <p>There must be a community house and disability access to activities and health activities.</p> <p>I am horrified at your lack of inclusion concerning our community surrounding Mulgrave Primary School.</p> <p>Also what about netball courts?</p>	<p>Community Centres are provided at Freeway Reserve (361-415 Wellington Road, Mulgrave) and Wellington Reserve (36 Mackie Road, Mulgrave). There is no intention to establish a Community Centre at Gladeswood Reserve at this stage.</p> <p>Facilities such as the upgraded playspace, new active recreation facilities and picnic facilities will include accessibility as a key objective within the design process. Improvements to pathways throughout the reserve will improve accessibility and ensure better access for people with disabilities.</p> <p>The proposed multipurpose court will be able to incorporate informal use for netball (and other sports and activities).</p>	<p>No change to master plan</p>

## PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17933	Tennis club needs upgrade in all areas, courts, the amount of courts and club house. You're spending 20 million on tennis next to Jells Park. Seems that area is getting upgraded on everything and we get nothing. The playground at Gladeswood has for more than 20 years had nothing done to it.	Spend the money like you have in every other areas of Monash don't forget Mulgrave past Jells Road is part of Monash too.	<p>The tennis facility at Gladeswood Reserve will be retained in its current configuration and is consistent with the Monash Tennis Plan</p> <p>The Gladeswood Reserve Master Plan outlines the proposed investment in aspects of the reserve including the playspace, active recreation facilities, pathways, access improvements and landscaping and vegetation.</p>	No change to master plan
17915	<p>The slide seems very high and steep so I don't think it's suitable for a younger group who can get scared when at the top. There's been a few new park slides my husband has had to climb to get our 5yr old down. The rest seems nice.</p> <p>Would love to see it gated/fences off completely for the younger siblings like our almost 3yr old who loves to run off on us laughing.</p> <p>More disability friendly equipment.</p> <p>It also would be nice to be able to relax as a parent in these environments and enjoy watching my kids play not chase after them.</p>	As previous	<p>The relocation and redevelopment of the playspace (along with active recreation and picnic facilities) will improve accessibility and suitability for children of all ages. The additional supporting facilities such as seating, shade and public toilets will provide an environment that supports use by families.</p> <p>The playspace will be upgraded to 'district' classification and will include intergenerational elements and supporting infrastructure including BBQs, shelter, picnic tables, water and public toilets provision with 250 metres of the playspace.</p> <p>There is no intention to fence the playground when it is redeveloped, but options to increase safety and create barriers through landscaping and vegetation will be considered during the design process.</p>	No change to master plan

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17876	<p>Is the purpose of #23 to stop water pooling up on the footpath along Grantham road? It becomes a mosquito breeding ground after rain because of the water runoff - so anything to fix that as part of the plan would be great.</p> <p>Will the park remain an off-leash park - I hope that it will.</p>	<p>Please do not demolish the existing basketball ring. There is nothing wrong with it, and it's still going to be a useful spot to go and play basketball. The ring is already used quite often, so it would be great to have a backup once the new area is built (which is sure to be busy). Is it possible to get a full court set up at the new basketball ring? (ie 2 rings, not just one like at Mackie Road).</p> <p>Please don't demolish the existing playground until the new one is ready, especially if the amphitheater may not go ahead due to lower priority.</p>	<p>Item 23 of the Draft Master Plan aims to improve water management generally across the site and reduce issues relating to drainage.</p> <p>The intention is to improve the playspace and active recreation facilities (including multipurpose court) as a priority within the master plan. The multipurpose court is intended to be a half court with multi-sport options (goals etc), with the final design to be determined prior to construction.</p> <p>The existing basketball half court is intended to be removed as part of the development of the reserve, but the new active recreation facilities provide for new and existing users.</p> <p>The implementation of the master plan has been staged to allow for the new play and active recreation facilities to be constructed prior to demolition of the existing playground.</p>	No change to master plan
17837	No response	<p>Dog off lead area needs to be contained/fenced off. Sick of dogs off lead in the park early in the morning when dark or later in night with owners scrambling to get their dogs under control. Or scrap off lead altogether with the new improvements as not safe around playgrounds/kids.</p>	<p>Gladeswood Reserve is a designated off-leash area for dogs, noting that dogs must be on-leash when within 20 metres of the playground when in-use based on Council's Dog Off-Leash Policy and Dog Control Order no. 6. There is no intention to fully fence the reserve or create an enclosed dog park within Gladeswood Reserve at this stage.</p> <p>The policy aims to balance the ability for dog owners to have access to parks while ensuring the safety and use of parks is not impacted.</p>	No change to master plan

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17846	<p>Prefer smaller school carpark without encroaching into reserve.</p> <p>Playspace unsure until see design. Some playspace designs have not been improvements over aged playgrounds. Would like to see balance between nature play and installed equipment for use of community (all ages).</p>	<p>Suggest additional picnic tables and BBQs (uncovered) within the open green space north of playground.</p> <p>Consider using groundcover rather than lawn to improve biodiversity particularly bees.</p>	<p>An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. The impact on the provision of open space is minor and supports improved safety for students and community access to the school hall/gymnasium.</p> <p>The relocation of the playspace will require further detailed design. The playspace will be upgraded to a 'district' classification, including intergenerational elements and supporting infrastructure such as BBQs, shelter, picnic tables, water and public toilets provision with 250 metres of the playspace.</p> <p>The intention of the playspace and active recreation facilities is to incorporate additional landscaping and vegetation to create a balance of new infrastructure and natural elements.</p>	<p>Include the alternate car park design in the final master plan.</p>
17832	<p>Fully fenced so that it is more dog friendly, lots of dog owners bring their dogs to let them off leash here.</p>	<p>More family friendly and dog friendly like fully fencing for child and dog proof.</p>	<p>Gladeswood Reserve is a designated off-leash area for dogs, noting that dogs must be on-leash when within 20 metres of the playground when in-use based on Council's landscaping Dog Off-Leash Policy and Dog Control Order no. 6. There is no intention to fully fence the reserve or create an enclosed dog park within Gladeswood Reserve at this stage.</p> <p>The policy aims to balance the ability for dog owners to have access to parks while ensuring the safety and use of parks is not impacted.</p>	<p>No change to master plan</p>



# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17670 (Monash Toy Library)	<p>We were wondering if the pathway from the Maygrove Carpark to the Toy Library (current brick) and the garden at the front of the Baseball pavilion are included in the proposed works. There are a number of trip hazards already current which is increasing the movement of the brick (worse after significant rain).</p> <p>Also with the improved plans to the area it is assumed that there will be an increase in the use of the Maygrove (now sealed) carpark. Has any consideration been given to some signage to warn of children entering the carpark from the pavilion end. Monash Toy Library currently has 320 member families (800+ individual members) and on a Mulgrave Opening it is expected that about 80 - 100 people (at least 1/2 of which are children) would be moving around that carpark.</p> <p>With the proposal to increase the school car park on that side, and the current carpark already used for school drop off and pick up I am just wondering about the risk assessments that have been done regarding children and cars interacting from the tennis club to carpark, pavilion to carpark and within the carpark with regard to pedestrian walkways, signage and general understanding of usage. We currently limit our Toy Library opening times to being outside of school drop off/pick up times but I just see a general lack of child road safety in relation to the Maygrave road existing carpark area and wonder if I have just missed any comments (upgrades/improvements) that were made in this area.</p>	No response	<p>Improvements to pathways will be implemented across the site, including in the area surrounding the building and car parks.</p> <p>Increased car parking and the provision of a drop off area/turning circle on the Mulgrave Primary School site aim to improve safety for students and users of the reserve.</p> <p>The suggested inclusion of the additional signage noting the presence of children within car parks is noted and will be considered for inclusion as a recommendation within the master plan given the number of services focused on children within the precinct.</p>	Consider the inclusion of signage noting the presence of children within car parking areas.

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17441	<p>Gladeswood Reserve is a leash free area for dogs, will it remain as such?</p> <p>I have been walking my dogs there for 40 years and many others from the general area use the reserve daily for this purpose. There are no other leash free areas within walking distance of this area.</p>	No response	Gladeswood Reserve will remain a designated dog off-leash area, noting that dogs must be on-leash when within 20 metres of the playground when in use as per Council's Dog Off-Leash Policy and Dog Control Order no. 6.	No change to master plan
17434	<p>This entire area is a valuable and important leash free resource for dog owners and has been for several decades.</p> <p>Many dog owners come from the Waverley Park precinct as leash free areas are extremely limited in the area generally. Will the area remain completely leash free or will any limitations be put in place?</p>	<p>It appears to be very remiss in the overview and master plan that no mention of any amendment of the area in relation to its high use as a dog leash free zone is detailed.</p> <p>This does not give me confidence the masterplan has considered the current way this park is used and enjoyed by the surrounding population.</p>	Gladeswood Reserve will remain a designated dog off-leash area, noting that dogs must be on-leash when within 20 metres of the playground when in use as per Council's Dog Off-Leash Policy and Dog Control Order no. 6.	No change to master plan
17383	<p>I would like to see space allocated for future expansion of the tennis club for additional 4 courts. We need to maintain space in case there is an opportunity for local clubs to merge in the future.</p> <p>The tennis club currently does not have any change rooms for girls (or boys). It would be good to have a proposal for expansion of the club rooms and the space allocated for it.</p>	<p>The new public toilets are a great idea for the playground and picnic area.</p> <p>However, will the public toilets at the preschool pavilion stay open for use?</p> <p>The tennis club toilets are regularly used by casual users of the baseball field, so may need to consider improved toilet facilities at the tennis club.</p>	<p>The tennis facilities at Gladeswood Reserve will be retained, but there is no intention at this stage to increase the number of courts. The Monash Tennis Plan determines that facilities with six or more courts will be prioritised for future improvement. Council is also investing significantly into additional provision for tennis at the Glen Waverley Sports Hub.</p> <p>The new public toilets will be located to primarily service the new playspace and active recreation facilities, but will also service the remainder of the site. Use of the existing public toilets will be reviewed when the new public toilets are installed.</p>	No change to master plan

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
17188	<p>Living in the Mulgrave Haverbrack Estate, I unfortunately did not receive the survey to provide feedback.</p> <p>I would like to add my voice / support to include the Gladeswood Tennis Club in any future development plans the council may have for Gladeswood Reserve. Being a member for &gt;15 years, we have seen most other tennis clubs we play competition against flourish &amp; grow with the right support / backing. The current &gt;170 members could easily be far greater should there be additional courts plus a proper club house (with minimal facilities like changing rooms).</p>	No response	The tennis facilities at Gladeswood Reserve will be retained, but there is no intention at this stage to increase the number of courts. The Monash Tennis Plan determines that facilities with six or more courts will be prioritised for future improvement. Council is also investing significantly into additional provision for tennis at the Glen Waverley Sports Hub.	No change to master plan
17090	No response	I live opposite Mulgrave Primary School. The car parking situation is untenable. I would prefer option 2 where more space is provided for more car parking.	An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.	Include the alternate car park design in the final master plan.
16878	Currently the open grass areas are off leash dog areas, I would like to understand if this is to remain off leash. Many people use these areas and I have seen no incidents of dogs creating any problems.	It looks terrific, pending the off leash dog areas remaining.	Gladeswood Reserve will remain a designated dog off-leash area, noting that dogs must be on-leash when within 20 metres of the playground when in use as per Council's Dog Off-Leash Policy and Dog Control Order no. 6.	No change to master plan

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
16862	I'm glad the drainage on the baseball field is being addressed and hope it makes a considerable difference to the current situation. This year the open space was often unusable for anyone during winter due to the bogginess. As a flat fenced open space it is an important resource for a range of user groups in this locality.	More obvious dog waste disposal facilities would be great	The response regarding the improvement of playing field drainage is noted.  Additional dog-related infrastructure including dog drinking bowls at drinking fountains and dog waste bag dispensers at bins will be included.	Note the additional dog-related infrastructure within the master plan.
16900	Although a Mulgrave Primary School carpark is being built it is my assumption that those accessing the council playground will not have access to this area. Therefore you have not addressed the additional traffic that would occur with in upgrade to a play space and picnic area. This will mean that Maygrove Way and Grantham Terrace will be lined with cars. Both streets are too narrow to accommodate parked on either side of the road and will therefore cause traffic if visitors to the Council space have access to the existing car park (near the tennis courts and baseball club) there is no pathway that goes directly to the play area. The most direct route would be for people to transverse down the carpark entrance/exit road to the footpath to walk to the play space or the indirect route which only locals would be aware of would be around Waverley foothills. Traffic management and suitable access to the play space needs to be revised.	The retirement access pathway proposal (11) is through the current dog park area. Has there been any thought to the relocation of this facility? Many people in the area have dogs and a dog park is important to the community.  In my opinion this area was perfect as a dog park as it was away from the play space and children. An alternative would be to relocate it somewhere else but enclose the area with a fence.	The additional parking on the primary school site will be primarily for school use, but will be accessible by the community to provide additional car parking capacity. The existing car parks are retained for users of the reserve. Pathway connections are also being improved to create better access for people to walk and cycle to the site, particularly residents within the local area.  The area to the north of Maygrove Way is not currently designated specifically as a dog park, noting that all of Gladeswood Reserve is a designated Dog Off-Leash Area based on Council's Dog Off-Leash Policy. The connection through to the retirement village will provide access to Gladeswood Reserve and should not impact existing users of the site.	No change to master plan
16884	No response	Option b for car park	An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.	Include the alternate car park design in the final master plan.

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
16857 (Mulgrave Primary School)	No response	<p>The Gladeswood Reserve draft masterplan is in keeping with all preliminary discussions with Monash Council and their consultants. Funding has been secured for Option B of the car park and is currently in discussions with the Victorian School Building Authority regarding the project.</p> <p>Option B provides the school with additional access that meets the needs of the school and the community. The enlarged turning circle and greater number of parking spaces will take a significant amount of parking off local streets and away from the driveways of residents.</p> <p>The larger configuration allows the turning circle to cater to more vehicles and will enhance the safety of all users. In addition, the increased number of parking bays will support the Mulgrave Farmers Market which is held each Sunday on the school grounds and community groups who utilise the school's competition sized Basketball, netball and futsal stadium.</p> <p>Both tennis and baseball users will benefit from the additional spaces, as will locals who may need to drive to the reserve. The school also notes the proposed amphitheatre, which could also require additional parking for local performances.</p> <p>Further, many parents are also parents of children attending Waverley Foothills Pre-school. Improved parking in this location makes for a more convenient pick up and drop off experience.</p>	The preference for the alternate car park configuration (including the turning circle) is noted and is intended to be included in the final master plan. The Mulgrave Primary School support for the other proposed improvements to Gladeswood Reserve is noted.	Include the alternate car park design in the final master plan.

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
16818	I am extremely disappointed at the low priority put on helping the organised sports in the precinct, and that the onus is on community clubs to fund any improvements they want themselves.	No response	Facilities for organised sport (tennis and baseball) are to be retained within Gladeswood Reserve and Council will continue to support the maintenance and improvement of facilities in-line with other comparable facilities.	No change to master plan
16813	No response	Option B for the carpark for Mulgrave Primary will service the local area much better. Option B will have the greatest impact on helping to improve the current congestion around the school and unsafe drop off, pick up and parking currently being experienced.	An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.	Include the alternate car park design in the final master plan.
16802	<p>There remains no pedestrian access between Gladeswood Drive and the Preschool. If parents and children are walking in, they are forced to walk on the long driveway, which can be very busy. The other alternative is to walk around the baseball field, however this is a significant detour and you still need to walk through the tennis club car park, so this does not happen in practice.</p> <p>In car park option A the drop off location is on the right side of vehicles, resulting in passengers exiting into traffic and walking around vehicles. Reversing traffic flow would address this. Option B does not have this problem.</p>	I greatly appreciate the road crossings on Haverbrack Drive and connection to Carboni Court.	<p>A pathway from Gladeswood Drive adjacent to the existing carpark will be included in the final master plan to improve safety for pedestrians accessing the reserve from Gladeswood Drive.</p> <p>An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.</p>	<p>Include pathway from Gladeswood Drive to the pavilion in the final master plan.</p> <p>Include the alternate car park design in the final master plan.</p>



## PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	For elements that you're unsure of or need improvement, please identify your concerns	Do you have any further feedback relating to specific items in the masterplan?	Council Response	Proposed Amendment
16800	Great if we could integrate footy facilities either in the baseball ground or at the reserve. Maybe a running track or two considering Mulgrave Primary School and the sports sometimes get postponed due to weather and wet greenfields.	No response	<p>The existing playing field can be used for a range of activities outside of organised sport usage. Drainage on the sportsfield will be improved to reduce the impacts of wet weather.</p> <p>At this stage, there is no intention to include a formalised running track or additional sports goals on the sports field, but these spaces can be used for a range of activities outside of booked use by existing sporting clubs.</p>	No change to master plan
16795	No response	I really like the option B for the Mulgrave Primary School parking/drop off zone. I think this would be most convenient for parents as the current drop off is small and causes huge delays	An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.	Include the alternate car park design in the final master plan.
16794	Mulgrave Primary School has limited carparking for dropping and picking up children.	No response	An alternate car park design that slightly encroaches into the reserve will be included in the final master plan. This design provides more car parking and a turning circle with a drop-off area for students.	Include the alternate car park design in the final master plan.

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	Respondent Feedback	Council Response	Proposed Amendment
Resident - via email	<p>I only just found out about the Gladeswood reserve masterplan and was too late to put my opinion in. I hope you can take my opinion into consideration.</p> <p>I live nearby to the park and I like the ideas put forward.</p> <p>The only thing that I want to bring to the table if I may, is the fact that after all is set and done, a consideration should be given to security of the area and the amenities.</p> <p>I have seen too often the random, senseless vandalism that can occur and after spending so much of our tax / money it would be a shame to think that it will be respected by doing nothing.</p> <p>I would add a cc tv camera , good lighting and some provision for visible signs of random patrols that occur at the facilities from time to time to deter vandalism. This could always be scaled back depending on circumstances.</p> <p>Whatever you do is an improvement and we should be grateful this can be done for the community but we live in a time where some people don't respect what is put before them.</p> <p>My concern is the vandalism that may/will occur after.</p>	<p>The design of improvements to the site will aim to reduce opportunities for vandalism and anti-social behaviour. Improved passive surveillance (view into the site from adjacent roadways and properties) is proposed, and there is potential to include additional lighting in areas of specific need.</p> <p>There is no intention to install CCTV monitoring at this stage.</p>	No change to master plan

# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	Respondent Feedback	Council Response	Proposed Amendment
Architect (Mulgrave Primary School / Victorian School Building Authority) - via email	<p>Note: Alternate Mulgrave Primary School car park design (including turning circle) provided for consideration and inclusion in the final master plan. The response below is summarised from an extended submission by Tectura Architects on behalf of Mulgrave Primary School.</p> <p>Mulgrave Primary School has proposed a student drop off and carpark in its 2018 Masterplan redevelopment as endorsed by the Victorian School Building Authority (VSBA). The carpark and drop off area is located at the same location as proposed by the Draft Gladeswood Reserve Masterplan Carpark. The Mulgrave PS design proposes better vehicle and pedestrian movement safety for students and the public than that of Monash Council Draft Masterplan proposal for reasons as outlined below.</p> <p>Mulgrave PS Schematic Design phase is currently underway and is required to be concluded and submitted for approval to the VSBA no later than 15 December 2023. The project, subject to VSBA procedures and approvals will be tendered to building contractors by 1 August 2024.</p> <p>Carparking and student drop off/pick up are separated to provide for better student and public user safety. The carpark arrangement and turning circle road system as separated activities increases safety by preventing cars wanting to park from cutting across the through traffic for drop off/pick up zone for students. The current draft Monash Council masterplan proposal leading to conflict between pedestrians and vehicles, and the potential for long queues and/or delays.</p> <p>The detailed design would be inclusive of stormwater drainage and public safety lighting and given its location adjacent Monash Council's sporting precinct could be accessed for afterhours use in agreement with the Department of Education, VSBA and Mulgrave Primary School.</p> <p>The VSBA project scope of work for Mulgrave PS includes the redevelopment of the carpark and drop off/pick up zone and turning circle but not the works to upgrade the Driveway road and crossing to Maygrove Way. VSBA/Dept Education/Mulgrave PS would like to work out and agree the detail relating to future improvement of the entry with Monash Council at the earliest.</p> <p>Mulgrave PS carpark and drop off/pick up and turning circle layout proposes to predominantly use Mulgrave PS land but a portion of land to the north of the site boundary is on Monash Council reserve. The land used requires consent/agreement between Monash Council and the VSBA Property Group/VSBA, Department of Education and Mulgrave PS.</p>	<p>The preference for the alternate car park configuration (including the turning circle) is noted and is intended to be included in the final master plan.</p> <p>The improvement of the access road between Maygrove Way and the new Mulgrave Primary School car park has been included in the master plan and will be subject to Council budget allocation.</p>	<p>Include the alternate car park design in the final master plan.</p>

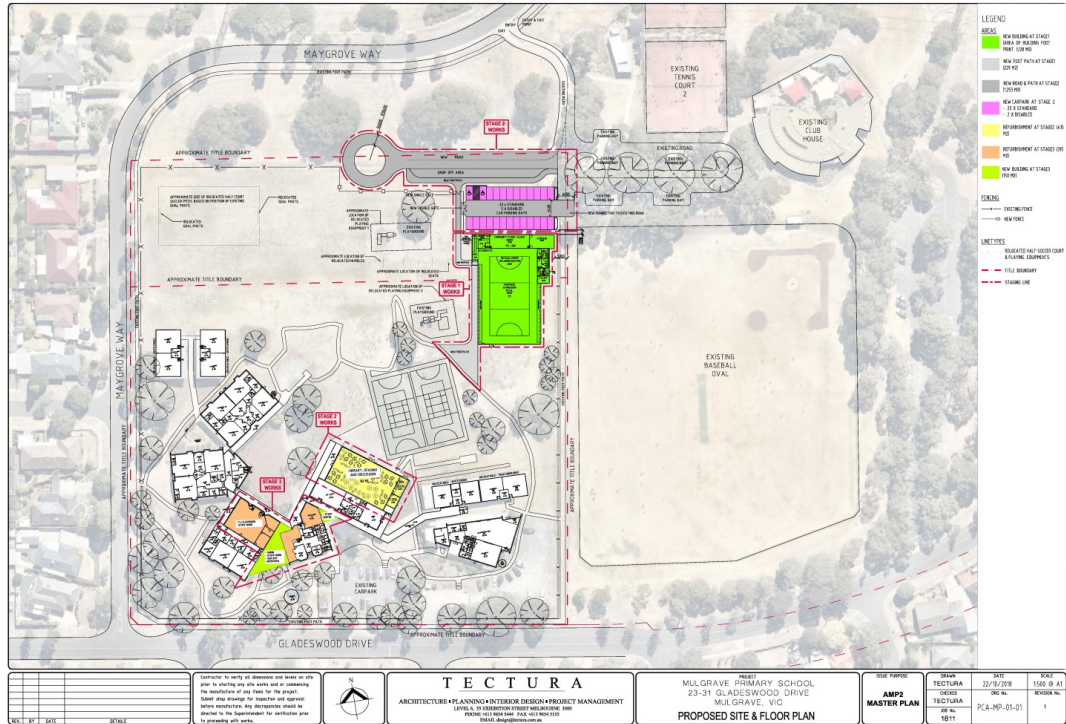
# PUBLIC EXHIBITION SUBMISSIONS

Contribution ID	Respondent Feedback	Council Response	Proposed Amendment
Monash University Baseball Club representative – via email	The scope of the baseball batting cage improvement and associated cost needs to be revised to ensure that it includes a covered facility within lighting.	The baseball batting cage scope and cost estimate for construction has been revised and incorporated into the final master plan, noting that the cost of implementation is to be covered by external funding.	Baseball batting cage scope and cost estimate for construction to be revised and incorporated into the final master plan
Gladeswood Reserve Tennis Club representative – via email	<p>Background: The Gladeswood Reserve Tennis Club is currently one of the main users of the reserve with almost 200 members and over 1000 (one thousand) users of the facility every year.</p> <p>Proposal: We would like to see space allocated for future expansion of the tennis club for additional courts. we need to maintain space in case there is an opportunity for local clubs to merge in the future or expand our facilities to cater for the recent expansion of Waverley Park plus the new Mulgrave Retirement Village under construction (only walking distance from the Club) Two additional hard courts and "Pickleball courts" will be ideal to increase wider community participation.</p> <p>The club currently does not have change rooms for girls (or boys). It would be good to have a consideration for expansion of the clubhouse and the space allocated for it.</p> <p>Other considerations: The new public toilets are great for the playground and picnic area. However, will the preschool pavilion's public toilets stay open? The tennis club toilets are regularly used by casual users of the oval field (baseball field), so we may need to consider facilities at the tennis club.</p>	<p>Based on the Monash Tennis Plan, there is currently no intention for the tennis facilities at Gladeswood Reserve to be expanded or significantly upgraded. The tennis facilities are intended to be retained at the site for the foreseeable future (based on the 10-year implementation of the Master Plan).</p> <p>The new public toilets proposed for Gladeswood Reserve are intended to provide two contemporary single unit toilets to provide a safer and more user-friendly experience. The future use of the existing public toilets will be subject to review by Council.</p>	No change to master plan



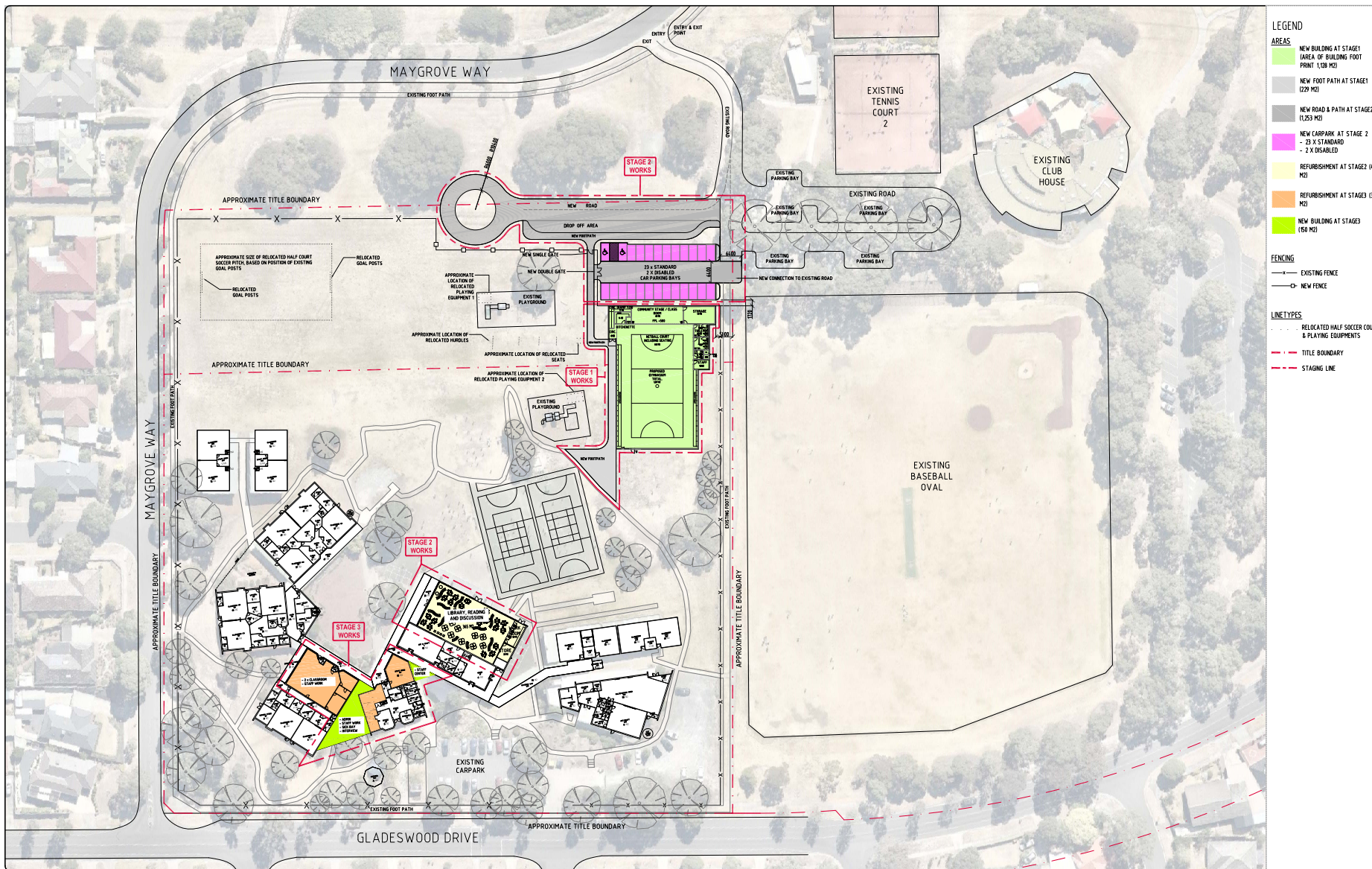
The Gladeswood Reserve Master Plan Engagement Summary was prepared by *insideEDGE* Sport & Leisure Planning and ACLA Landscape Architects for Monash City Council

Spatial Analysis Plan





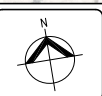
Attachment 7.2.2.3 Attachment C - Mulgrave Primary School Masterplan 2018 Stage 2 Works



- LEGEND**
- AREAS**
- NEW BUILDING AT STAGE1 (AREA OF BUILDING FOOT PRINT 1,128 M2)
  - NEW FOOT PATH AT STAGE1 (1,253 M2)
  - NEW ROAD & PATH AT STAGE2 (1,253 M2)
  - NEW CARPARK AT STAGE 2 - 23 X STANDARD - 2 X DISABLED
  - REFURBISHMENT AT STAGE2 (4/5 M2)
  - REFURBISHMENT AT STAGES (3/5 M2)
  - NEW BUILDING AT STAGES (150 M2)
- FENCING**
- EXISTING FENCE
  - NEW FENCE
- LINE TYPES**
- RELOCATED HALF SOCCER COURT & PLAYING EQUIPMENTS
  - TITLE BOUNDARY
  - STAGING LINE

REV.	BY	DATE	DETAILS

Contractor to verify all dimensions and levels on site prior to starting any site works and or commencing the manufacture of any items for the project. Submit shop drawings for inspection and approval before manufacture. Any discrepancies should be directed to the Superintendent for verification prior to proceeding with works.



**T E C T U R A**

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PROJECT  
MULGRAVE PRIMARY SCHOOL  
23-31 GLADESWOOD DRIVE  
MULGRAVE, VIC  
PROPOSED SITE & FLOOR PLAN

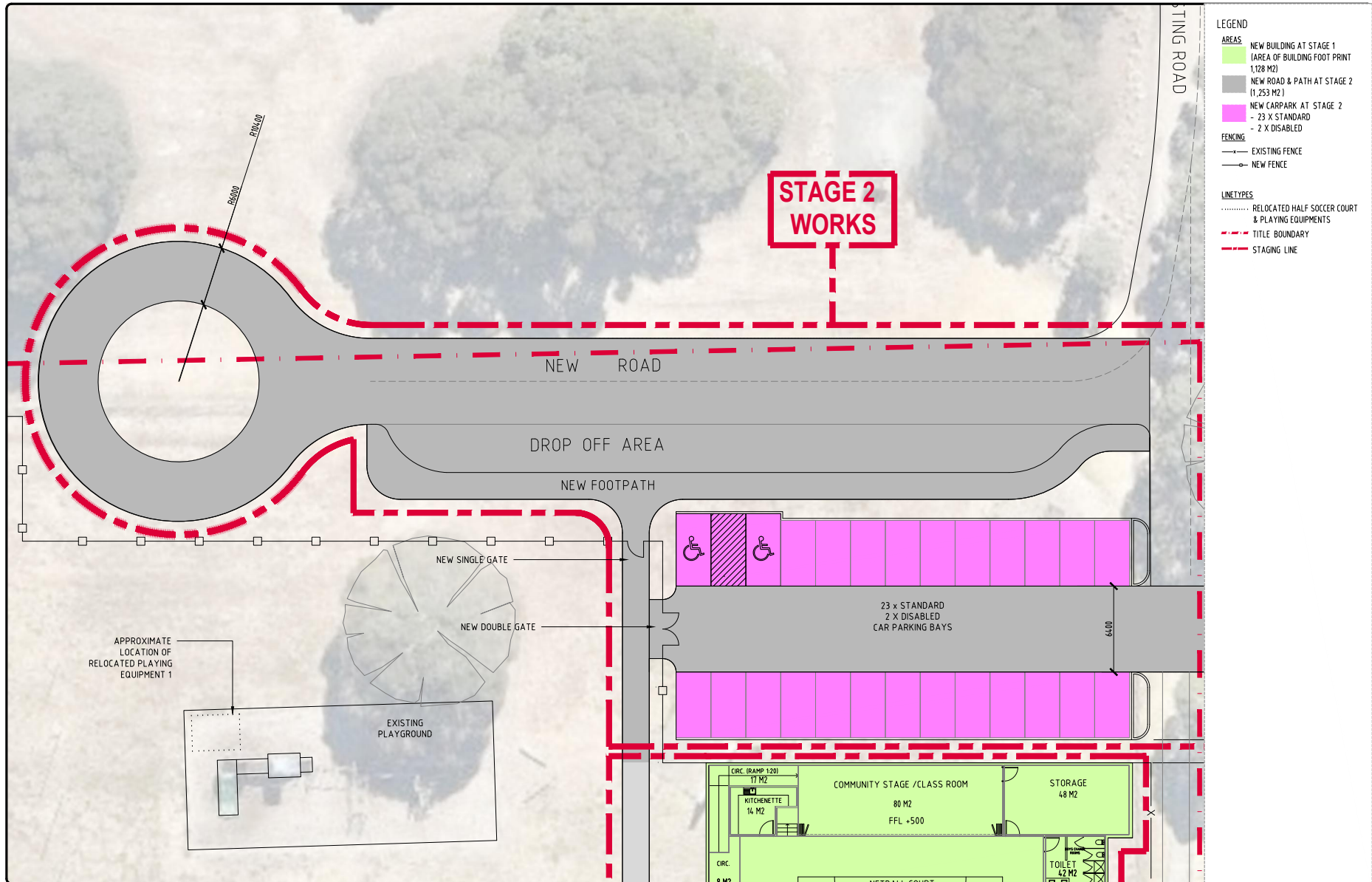
ISSUE PURPOSE  
**AMP2  
MASTER PLAN**

DRAWN  
TECTURA  
CHECKED  
TECTURA  
JOB No.  
1811

DATE  
27/09/2018  
DRG No.  
PCA-MP-01-01

SCALE  
1500 @ A1  
REVISION No.





REV.	BY	DATE	DETAILS	<p>Contractor to verify all dimensions and levels on site prior to starting any site works and or commencing the manufacture of any items for the project. Submit shop drawings for inspection and approval before manufacture. Any discrepancies should be directed to the Superintendent for verification prior to proceeding with works.</p>	<p><b>TECTURA</b> ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN ■ PROJECT MANAGEMENT LEVEL 6, 55 EXHIBITION STREET MELBOURNE 3000 PHONE +613 9654 5444 FAX +613 9654 5155 EMAIL design@tectura.com.au</p>	<p>PROJECT MULGRAVE PRIMARY SCHOOL 23-31 GLADESWOOD DRIVE MULGRAVE, VIC PROPOSED FLOOR PLAN - STAGE 2</p>	<p>DRAWN AMP2 MASTER PLAN</p>	<p>DRAWN TECTURA CHECKED TECTURA JOB No. 1811</p>	<p>DATE 27/09/2018 DRG No. PCA-MP-04-02</p>	<p>SCALE 1:250 @ A3 REVISION No.</p>
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