

Table of Contents

SECTION ONE - INTRODUCTION	3
1.1 Acknowledgements.....	3
1.2 Purpose and Objectives of Study	3
1.3 Project Methodology	4
SECTION TWO - LITERATURE REVIEW	6
2.1 Purpose of Review	6
2.2 Documents Reviewed	6
2.3 Implications of Review	11
SECTION THREE – GLEN PARK	13
3.1 Introduction	13
3.2 Characteristics.....	13
3.3 Occupancy, Management and Maintenance Arrangements.....	16
3.4 Summary.....	19
3.5 Plan A – Issues and Opportunities Plan	21
SECTION FOUR - CONSULTATION	26
4.1 Introduction.....	26
4.2 Council Departments	26
4.3 User Groups	31
4.4 Sports Associations.....	33
4.5 Local Interest Groups/Residents.....	34
4.6 Other Stakeholders	37
4.7 Summary of Key Themes	39
SECTION FIVE – FUTURE DIRECTIONS PLAN OPTIONS.....	42
5.1 Introduction.....	42
5.2 List of Improvements/Assessment of Merit.....	42
SECTION SIX – FUTURE DIRECTIONS PLAN.....	46
6.1 Introduction.....	46
6.2 Objectives.....	46
6.3 Priorities and Costs.....	46
6.4 Recommendations	47
6.5 Plan B – Future Directions Plan.....	53
APPENDICES	54

SECTION ONE - INTRODUCTION

1.1 Acknowledgements

This plan was prepared with funding assistance from the Victorian Government (Sport and Recreation Victoria).

The project consultants Michael Smith and Associates, would also like to thank all those who assisted with the production of the plan including:

- Project Manager: Cormac McCarthy – Open Space Coordinator.
- Other Council Officers of Maroondah City Council who attended meetings and provided valuable feedback.
- Sports clubs, interest groups and agencies.
- Residents who completed surveys and provided feedback.

1.2 Purpose and Objectives of Study

The purpose of the study was to produce a cohesive plan to guide the long term redevelopment of Glen Park. The objectives of the study were to:

- Assess the condition of the Park and its buildings from a structural, landscape character/design and horticultural quality perspective.
- Identify the role of the Park in satisfying the community facility and passive and active recreation needs of the Bayswater North community.
- Identify what facilities and spaces should be provided within the Park and develop concept plans illustrating the location of these facilities and spaces.
- Select a preferred concept for further refinement including the scope of works, their costs and recommended timelines.
- Produce a Future Directions Plan for the Park which includes a design plan and a list of recommendations with costs and priorities.

1.3 Project Methodology

The methodology for the development of the Future Directions Plan comprised of six inter-related stages. A brief summary of the stages is as follows:

Stage 1 - Project Definition meeting

An initial site meeting was held with the project manager and relevant Council staff for the purpose of clarifying the objectives of the planning process; identifying the key issues that should be addressed in the planning process and discussing suggested improvements for the Park.

Stage 2 - Literature Review

Relevant Council files, strategy documents and operational policies were reviewed.

Stage 3 - Existing conditions/use

The existing conditions at and use of the Park were described. This description had the following components:

- A plan which indicates the location and physical condition of the components of the Park.
- An assessment of the current usage of the individual components of the Park.

Stage 4 - Consultation

User clubs, relevant Council officers, other interested groups and residents were consulted about the changes/improvements that were needed at the Park. The consultation with residents included the distribution of surveys to 2100 homes in the area and a community event and BBQ at the Park.

Stage 5 - Findings/Major Issues

The findings of the previous research were documented in a progress report. Included in this report was a list of the works/changes recommended by key stakeholders and an assessment of

the merit of each works item. Relevant Council officers reviewed the report and agreed on the recommended works.

Stage 6 - Draft and Final Report

A draft report was compiled which drew together the information presented in the previous stages. The report was put on public exhibition for 4 weeks for comment. The Final Directions Plan was amended, where appropriate, in response to the feedback provided.

SECTION TWO - LITERATURE REVIEW

2.1 Purpose of Review

This section presents the findings of the literature review. The purpose of the literature review was to ensure that the recommendations of the Future Directions Plan were consistent with and took into consideration the relevant recommendations, strategic directions and policy positions of adopted or draft Council plans/policies.

2.2 Documents Reviewed

The following documents were reviewed:

- Maroondah 2025 – A Community Planning Together.
- Maroondah Council Plan 2007-2010.
- Maroondah Early Years Plan 2005.
- Maroondah Health Safety and Well Being Plan 2003 – 2005.
- Maroondah Open Space Strategy 2005
- Maroondah Bicycle Strategy 2004.
- Maroondah Disability Action Plan 2004.

2.2.1 Maroondah 2025 – A community planning together

This document describes Council's long term vision for the development of Maroondah, and outlines the key themes, directions and actions that when implemented will enable Council to achieve this vision. The elements of the vision, key themes, directions and actions which have relevance to the future development of Glen Park are as follows:

Vision

- Maroondah's development will be built upon existing social, environmental and economic assets to create a place of opportunity and diversity.
- Maroondah will provide a variety of quality educational services and facilities for all ages and levels. The services will be responsive, flexible and innovative in adapting to the changing needs of the community. Services for vulnerable members of the community will receive particular emphasis.
- A wide variety of recreational, leisure, arts, cultural, sporting and entertainment activities and facilities will be available and easily accessible throughout the municipality. These

will provide leisure and cultural outlets for people of all ages, abilities and interests.

- A sense of community belonging and place will be encouraged by the design of urban areas to create open spaces and meeting places throughout the municipality.

Key themes

- Maroondah will have a network of agencies committed to the provision of a comprehensive range of high quality, accessible and cost effective services and facilities which meet community needs, promote community well-being and respect individual dignity.
- Maroondah will maximise opportunities for choice, involvement in and access to quality cultural and leisure experiences.

Strategic Directions

- Maroondah will ensure that residents of all ages, abilities and backgrounds have access to a wide and diverse range of passive and active sporting and recreation opportunities.
- Maroondah will foster the development and promotion of diverse and distinctive arts and cultural programs that are accessible to all members of the community.
- Maroondah will provide a range of flexible facilities that support diverse sporting, leisure, cultural and arts activities and are accessible to all members of the community.

Key Actions

- Cater for groups with specific needs through a broad range of facilities and flexible responsive services.
- Ensure convenient access to a range of multi-functional facilities that enable the co-location of providers and programs.
- Ensure that young people have equal access to facilities and services.
- Fully utilise sporting facilities and provide a comprehensive program of sports development and promotions for community members of all ages.
- Provide more facilities and programs to meet currently un-catered for needs and future growth in demand.
- Provide recreation and sporting facilities that have a youth focus.
- Provide social, cultural and recreational facilities and activities which meet the needs of both active and more dependent community members.
- Provide facilities and activities which encourage involvement and inclusion of people with a disability and their carers.

2.2.2 Maroondah City Council Plan

The purpose of the Council Plan is to outline the key strategies and actions that Council will undertake in the period 2007-10. The strategies and actions that generally or specifically relate to the provision of open space and community facilities and therefore to Glen Park are as follows:

- Support community sporting clubs and associations.
- Continue to support local neighbourhood houses and community centres.
- Provide and maintain a range of community-based facilities to respond to the diverse health and well-being needs of the community.
- Maximise use of facilities and programs by all sectors of community.
- Implement the Maroondah Bicycle Strategy.
- Ensure that all Council buildings comply with the Disability and Discrimination Act.

2.2.3 Health Safety and Well-being Plan

The purpose of this Plan is to provide directions and guidelines for achieving an optimal state of health, safety and well-being for the Maroondah community. The Plan outlines the principles that underpin the plan and the actions that will be implemented to attain these goals. The principles, goals and actions that generally or specifically relate to community infrastructure provision and therefore to the future development of Glen Park are as follows:

Principles

- Council's processes will facilitate effective collaboration and joint decision-making, service development, service delivery, review and evaluation.
- Community needs will be identified through open communication, consultation and engagement. Health, safety and well-being priorities will be established in collaboration with the community.

Actions

- Identify hotspots in relation to playgrounds with safety issues and develop strategies to address the safety issues.
- Through the existing network of leisure facilities, explore options and promotion of leisure/recreation options for people of all ages.
- Explore opportunities for health, safety and well-being focussed services to link with, or be based at existing community facilities e.g. community houses, community art centres.

- Develop a co-ordinated approach and develop linkages between areas of open space in Maroondah.
- Work in partnership with key stakeholders to work towards adequate public amenities and safety of Maroondah's open spaces.
- Implement program of audit and review of local playgrounds and leisure facilities and develop a plan in relation the upgrading of these facilities.

2.2.4 Open Space Strategy

This purpose of this Strategy is to guide the planning, development and management of the network of public parks, reserves and open space in Maroondah for the next 10-15 years.

The Strategy is underpinned by the following principles (modified from Strategy):

- Open space will be accessible to all people.
- It will offer diverse experiences and opportunities and be equitably distributed.
- Participation in activities occurring within the open space will be encouraged.
- Important heritage and environmental values in open space areas will be protected.
- Council will be fiscally responsible in the provision of open space and deliver best value for residents.

The Strategy outlines a number of general recommendations which have implications for the future development of Glen Park. These are:

- Review current practices and plans to progressively implement compliance with all current access standards, the Maroondah Disability Policy and action plan and relevant recommendations in the Maroondah Health, Safety and Well-Being Plan.
- Upgrade park infrastructure to encourage participation by people with a disability.
- Introduce water-wise practices for playing surfaces such as using alternatives to potable water and resowing/planting warm season grasses.
- Develop one key reserve in each precinct (as a priority) for social family recreation.
- Review the suitability of all social family recreation spaces and walking trails for use by older adults.
- Create opportunities for social family recreation spaces near community facilities to cater better for adolescents.
- Encourage increased community usage of open space – daytime and evening.

- Encourage the replacement of solid fencing on reserve boundaries with mesh type fencing.
- Maintain a balance between providing opportunities to make spaces attractive for young people while managing unacceptable risk.
- Consider improving lighting particularly along trails.
- Improve the design of open space to appeal to older adults and to allow them to feel they belong without concern for their safety.
- Provide additional facilities such as seating, paths and toilets to encourage older adults to get out and about.
- Develop further bike/walking trails along linear open spaces.
- Create a hierarchy of bike/walking trails to serve cycling, skating, running, wheelchair users and children's activities.
- Create perimeter bike/walking trail circuits around large parks.
- Create trail connections to all schools, transport hubs and community facilities.
- Investigate basic ways of increasing the accessibility of all parks - to play equipment and a range of activities and to social opportunities for children to interact with others.
- Provide opportunities for adolescents (especially females) to be active or just 'hang out', in safe observable open spaces in each precinct.
- Provide social opportunities for young people in parks.
- Where appropriate, utilise Council and Melbourne Water drainage reserves for other functions that can support leisure activity and enhance landscape amenity and environmental values.

The Strategy contains an audit of existing open space provision broken down into the various suburban areas. The audit makes the following findings and recommendations about open space areas in Bayswater North.

Condition

- Bayswater North is poorly served with open space in terms of quantity, diversity and quality.
- Sports reserves are relatively poor quality with few facilities with only single ovals and there are large gaps in the distribution of play and social family/recreation spaces, which are generally of low quality.
- The Dandenong Creek Trail is of good quality providing good connectivity with reserves on the southern boundary and also into facilities in Knox.

Recommendations

- Work with Melbourne Water to develop recreation and habitat opportunities with the two large retarding basins.
- Extend the Dandenong Creek Trail to Liverpool Road via the Melbourne Water Retarding basin and connect to Appletree Hill Reserve via the drainage basin.
- Upgrade the facilities in the Precinct's social family/recreation, sport and play reserves, in particular Glen Park, Canterbury Gardens and Grayswood Reserve.

2.2.5 Maroondah Bicycle Strategy

The aim of this Strategy is to encourage greater participation in cycling in Maroondah. The Strategy does not contain any specific recommendations relating to Glen Park or the section of the Dandenong Creek Trail which borders the Park. However, it does contain some design guidelines for paths. These should be considered if it is decided that a trail should be provided through Glen Park which links to the Dandenong Creek Trail.

2.2.6 Maroondah Disability Policy and Action Plan

The aim of the Plan is to facilitate the inclusion, empowerment and independence of people with disabilities in Maroondah. The Plan contains a set of policy statements and outlines the Council's key objectives and strategies with respect to disability. The Plan commits Council to:

- Making all its buildings, facilities and services being accessible and user friendly for people with disabilities.
- Providing disabled toilets in major parks.

2.3 Implications of Review

The strategies and plans contain important principles, objectives, directions and actions that should underpin and/or be considered in the development of the Glen Park Future Directions Plan. These are:

- Creating more diversity and recreation opportunities in the Park.
- Providing, where feasible, for all age groups, interests and abilities in the design of the Park.

- Involving the local community in the design of the Park..
- Providing flexible spaces in the Park that can be used for variety of activities.
- Optimising the use of the open space areas and community facilities in the Park.
- Ensuring the Park is youth friendly
- Ensuring open space and community facilities are accessible to and encourage use by people with disabilities.
- Improving safety in the Park.
- Explore opportunities to provide paths/trails in the Park.

SECTION THREE – GLEN PARK

3.1 Introduction

The purpose of this section is to:

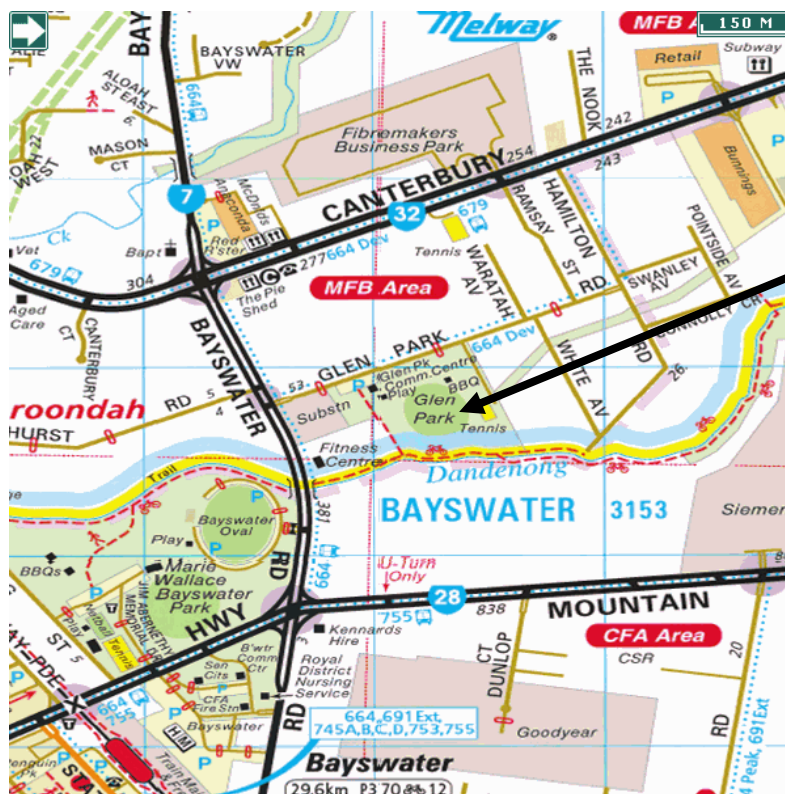
- Outline the community facility and open space context, history of development and the occupancy and maintenance arrangements at the Park.
- Describe the condition of the Park.

3.2 Characteristics

3.2.1 Location

Glen Park is a 5ha park located in Glen Park Road, Bayswater North (near the Maroondah/Knox municipal boundary). The Park is bounded by Glen Park Road to the north, Dandenong Creek to the south, industrial buildings to the west and residential areas to the east.

Map 1 – Location map: Glen Park



3.2.2 Role and component elements

Glen Park is essentially a neighbourhood level passive/active reserve (note: some of its elements such as the community centre have a wider catchment). It comprises:

- A community centre, sports pavilion and hall.
- BBQ/shelter.
- Playground and basketball pad and backboard.
- A cricket/football oval, 2 tennis courts and 2 cricket nets.
- Passive spaces.
- A pipe track easement.
- Access roads and gravel and sealed carparks.

The Park is zoned PPRZ – Public Park and Recreation Zone. The Park is dissected by an easement which is zoned PUZ1 – Public Use Zone Service and Utility (indicated as the pipe track in the map below). There are no constraints to the development of facilities in the Park due to the easement other than taking care when planting trees in the easement (type and location of trees) and not being allowed to construct permanent facilities over the easement.

Map 2 – Glen Park



3.2.3 Open space/ community facility context

Open space

5 significant parcels of public open space are located within 2 kms of the Park. The details of the reserves – name, location, component elements and distance from Glen Park – are provided in Table 1.

Table 1 - Open Space Areas within 2kms of Glen Park

Map ref	Location	Elements	Purpose	Distance from Glen Park
1	Bayswater Park and Recreation Reserve	2 ovals 4 tennis courts 3 netball courts Playground/informal areas BBQ/picnic facilities Pavilions/clubhouse	Football/cricket Tennis Netball Play/informal activities	400m south-west
2	Dandenong Creek	Shared use trail	Walking/running/cycling	0m south
3	H E Parker Reserve	2 ovals 9 outdoor netball courts 6 tennis courts 3 bowling greens BMX jumps Playground/ informal spaces Pavilions/clubhouse	Football/cricket Netball Tennis Lawn bowls Play/informal activities	1600m west
4	Gracedale Park	Oval 6 tennis courts Playground BBQ/picnic facilities Pavilion/clubhouse	Soccer/cricket Tennis Play/informal activities	1600m north west
5	Canterbury Gardens Reserve (Arrabri)	Oval 2 netball/tennis courts Playground/informal areas BMX track	Football/cricket Netball Tennis Play/ informal activities	1800m east

The closest reserves which have one or more elements that are similar to the facilities in Glen Park are as follows:

Table 2 – Closest reserve containing element/s similar to those in Glen Park

Element	Nearest similar facility	Distance
Oval	Bayswater Recreation Reserve	400m
Playground	Bayswater Reserve	400m
BBQ/shelter	Bayswater Reserve	400m
Tennis courts	Bayswater Reserve	400m
Basketball pad/backboard	Arrabri/Gracedale Park	1800m/1600m
Cricket nets	Bayswater Park	400m
Informal spaces	Bayswater Park	400m

The closest reserves that provide neighbourhood/precinct level facilities that are not provided at Glen Park are as follows:

Table 3 – Closest reserve containing element/s that are not in Glen Park

Element	Nearest similar facility	Distance
Soccer field	Gracedale Park	1600m
Circuit path	Arrabri, Gracedale Park	800m/1600m
BMX	H E Parker Reserve	1600m
Skate facility	Croydon/Ringwood	4.5km

Community facility context

The Glen Park Community Centre is prominently located in the Park near its entrance. This Centre provides and accommodates a range of community activities/neighbourhood type activities including a community café, playgroup, walking groups, music programs, arts activities, discussion groups, learning groups, social activities, men’s shed and tai chi. The centre places a special emphasis on the arts and catering for people of all abilities. The closest similar facility to the Glen Park Centre is Arrabri Community House which is located 1.8km from Glen Park. This house also offers a range of neighbourhood type activities but has a different emphasis to Glen Park. Its emphasis is more on computer skills, recreation and health and fitness.

The Glen Park Centre attracts participants from a broad catchment area. The Centre Manager describes the catchments as Maroondah, Knox, the western section of Yarra Ranges and the eastern end of Whitehorse.

3.3 Occupancy, Management and Maintenance Arrangements

The playing fields and pavilion at the reserve are allocated to the users sporting clubs on a seasonal basis. The community centre building is leased to the incorporated committee that runs the community centre.

Maintenance arrangements at the Park are as follows:

Table 4 – Maintenance responsibilities

Element	Council unit/club
Playing field	
Allocation of use	MCC Leisure Services
Liaison with users	MCC Leisure Services

Element	Council unit/club
Playing field	MCC Sportsfield management
Fence around playing field	MCC Sportsfield management
Concrete centre wicket	MCC Sportsfield management
Synthetic surface over cricket wicket	Normally resident club – in their absence Leisure Services
Cricket nets	Normally resident club – in their absence Leisure Services
Training lights	Normally resident club – in their absence Leisure Services
Tennis courts	
Court	Normally resident club – in their absence Leisure Services
Fence	Normally resident club – in their absence Leisure Services
Nets	Normally resident club – in their absence Leisure Services
Pavilion	
Structural	MCC Building maintenance
External	MCC Building maintenance
Internal	Normally resident club – in their absence Leisure Services
Community centre	
Structural	MCC Building maintenance
External	MCC Building maintenance
Internal	Community Centre Committee
Basketball pad/backboard	MCC Sportsfield management
Playground	MCC Sportsfield management
Surrounds	MCC Parks
Trees	MCC Parks
Park furniture/bollards	MCC Parks
Litter control	MCC Parks
Litter collection	MCC Waste Management
Carparks/paths (unsealed)	MCC Parks
Carparks/paths (sealed)	MCC Road maintenance
Signage	MCC Parks
Security/other lighting	MCC Building maintenance

A number of Council departments are responsible for the maintenance of facilities at the Park. This has the potential for confusion particularly if there is not clarity of roles. The absence of a resident club at the Park also creates some uncertainty about which Council Department takes responsibility for the maintenance duties normally undertaken by the clubs.

3.3.3 Condition

This subsection describes the condition of the various component areas of and facilities at the Park from a structural, landscape character/design and horticultural quality perspective. The assessment has been made from inspections of the component facilities by the consultant team and discussions with Council Officers.

Access/paths/carparks

- There is a sense of arrival to the Park off Glen Park Road through the presence of the hall and community centre.
- Vehicle access is via an asphalt road beside the hall and the community centre. Two crushed rock carparking areas connect to the asphalt road - to the west a car park with approximately 50 car capacity; to the south a car park area of approximately 30 car capacity.
- The timber barrier rails to the car park and the Melbourne Water pipe easement to the east side of the park appear dated.
- The shared trail along the Dandenong Creek is an asphalt path and spans the southern boundary of the Park. The trail is visually a pleasant corridor of open grassed reserve with significant groupings of native trees and provides a wildlife habitat corridor. The trees generally have clean trunks which allow visual surveillance of the Park.
- The main pedestrian access is via Glen Park Road. Other means of pedestrian access linking east and west is via the Dandenong Creek Trail and the Melbourne Water Pipe easement which connects mid-way along the Park's eastern boundary. The path connection between the Dandenong Creek Trail and asphalt access road and crushed rock parking area is poor. It is a steep gravel path which is bumpy and in some sections may present risks for cyclists.
- The poor visual presentation of the industrial properties to the western and southern boundaries detracts from the pedestrian link between the Dandenong Creek Trail and the community centre.

Play/social facilities

- The play area mid-way along the Park's northern boundary has dated equipment. Council has the upgrading of this equipment on its replacement program. Whilst the equipment is safe, the close proximity to Glen Park Road is a concern for the safety of children.
- There is only limited shade provision to the play area and its perimeter.
- The barbecue and shelter are located between the play area and the community centre and are in reasonable condition. However, their position limits any expansion.
- The Sensory Artwork Trail spanning the north eastern perimeter of the oval features seats with artwork and Braille writing. The trail and the associated painted bollards are a feature of the Park. There is an artwork mural on the wall of the community centre.

Trees

- There is a significant canopy of predominantly native trees to the northern boundary bordering Glen Park Road. The eastern portion of the Park and northwest corner also contain substantial plantings of native trees. The trees are generally mature and in good condition. Many of these trees provide shade and can be incorporated into any future improvements to the Park.
- There is a group of several large English Oak trees located west of the community centre and access road.
- The northern half of the Park and the oval is a flat plateau with an edge to the south of a relatively steep grade to the Dandenong Creek Trail and open grassed and treed corridor of the creek reserve.

Sports facilities

- The existing change rooms are in good condition but only have basic facilities. This in turn places limitations on the use of the oval as a competitive sporting venue. Public toilets are attached to the community centre and close daily at 5pm.
- The oval does not have an irrigation system or drainage and is clay based. It dries out in summer. The oval is one of the few in the area with lighting, however the light heads are poor and the power supply has insufficient capacity.
- The temporary shipping container used for the storage of the football club's belongings located in the rock carpark on the western boundary of the reserve seriously detracts from the Park's presentation.
- There are two practice cricket wickets to the south western boundary of the oval. They are in average condition.
- The plexi-pave surface and mesh fencing of the two tennis courts have deteriorated to the extent both courts are not suitable for competition play.

3.4 Summary

The implications of the above information for the Glen Park Future Directions Plan are as follows:

- There are no significant constraints to the redevelopment of the reserve. Factors that need to be considered are that any new structures will require town planning permits, the

pipe track cannot be built on and any actions which may impact on neighbourhood amenity such as increased traffic would have to be carefully considered.

- The Park essentially serves the western end of Bayswater North. Some facilities within that Park, e.g. the community centre, have a larger catchment. There are a number of open space reserves within 2 km radius, many with similar facilities to those located at Glen Park.
- Clarification is required of the maintenance responsibilities for different elements of the Park, particularly of the elements that in normal circumstances would have been maintained by the resident club.
- The deficiencies/negative aspects of the Park identified in the condition assessment should be addressed in the Future Directions Plan. These include:
 - Improving the pathway from the western carpark to the Dandenong Creek Trail
 - Screening the industrial properties on the western and southern boundaries of the Park
 - Upgrading the playground and providing additional shade
 - Redeveloping the pavilion to provide improved change and storage facilities
 - Removing the shipping container
 - Upgrading the tennis courts.

3.5 Plan A – Issues and Opportunities Plan



The Dandenong Ranges to the east form a strong visual backdrop to the Park.



The Dandenong Creek Trail is a very important east- west link in Maroondah and Knox. The link also connects the nearby Bayswater Park which has two quality ovals and sports courts. This facility is in the Municipality of Knox.



The trail also links surrounding residential properties to the north and east. The Dandenong Creek is piped in this section, however the trail and the associated space is recognised regionally as a wildlife habitat corridor. More can be done to improve its values through planting of indigenous trees and shrubs within the Park and the creek corridor.



The Community Centre and hall offer a sense of arrival for the park user from Glen Park Road.



The Community Centre offers a range of learning and social activities primarily for locals. The Community Centre and cafe are strategically well located in the reserve.





There is erosion on the steep section of path leading to the Dandenong Creek Trail, this is potentially dangerous to park users; particularly cyclists. A comprehensive shared trail circuit route linking all features of the Park is recommended as part of the Future Directions Plan.



The recent community arts programs held at the Park unveiled the indigenous people's mural. The Sensory Trail and braille writing featured on seats along the gravel path skirting the north east perimeter of the oval is another feature. Further artwork, particularly by locals should be a key element in promoting the Park and the Community Centre.





The existing play area is close to Glen Park Road and a new play area will be created further away from the road to the east. The new play area will be linked with family orientated facilities such as a shelter, seating and areas for informal ball games.



Several elements in the Park are recommended for upgrading as part of the Future Directions Plan. They are; the three crushed rock carpark areas to be asphalt sealed and line marked, the replacement of horizontal pine log barrier rails with vertical timber or recycled plastic bollards. To screen out the industrial areas to the west and south predominantly native and indigenous trees and shrubs will be planted.



SECTION FOUR - CONSULTATION

4.1 Introduction

The purpose of the consultation process was to identify:

- What key stakeholders (Council Officers, users, residents, etc) consider to be the key attributes and physical deficiencies of the Park?
- The viability of the user clubs in terms of financial and administration capacity and current and predicted player numbers.
- The development plans/facility needs of the user clubs.
- The improvements that the key stakeholders consider should be undertaken at the reserve over the next five to ten years.

Their comments are outlined below.

4.2 Council Departments

4.2.1 Leisure, Culture, Youth and Open Space

- East Ringwood Junior Football Club and Norwood Cricket Club use the playing field at Glen Park. East Ringwood JFC uses the oval at Glen Park for its higher age junior teams. Norwood Cricket Club's 5th and 6th senior teams currently use Glen Park.
- Maroondah does not have enough soccer and cricket grounds to meet demand. Football demand is being met. Maroondah is managing the soccer and cricket sharing situation well. Glen Park needs to remain a cricket/football venue in the short term but could become a soccer/low grade cricket venue in the medium to long term if demand warrants a change of use.
- The playing field at the Park was not properly constructed. This will eventually happen as part of Council's oval re-construction program. Glen Park will rise in the priority list if a permanent water solution can be found and it continues to be used for sport in both summer and winter.
- The floodlights over the oval would need an upgrade if the Park became a permanent venue for either football or soccer. The user clubs would be responsible for this upgrade.
- The pavilion serving the oval has only one changeroom. Consideration should be given to constructing a new pavilion with 2 changerooms, a storage area and kiosk. The

feasibility of combining the pavilion with the men's shed should be considered. A possible location would be the carpark near where the container is currently sited.

- The tennis courts were formally available for public hire but this was terminated because there was no group willing to supervise the hire. They are supposed to be locked up and not used at the moment due to their poor condition and having no management body. However, people are using them. The courts have a future as a multi-purpose facility for tennis/basketball/netball and perhaps other sports. This would justify the expenditure needed to bring the courts to a usable standard. Also, the basketball ring and pad located near the playground could be removed if the courts were made suitable for basketball.
- The proposed community garden should be ornamental only if it is to be placed on the site adjacent to the planned men's shed. The site would not be large enough for a produce garden and there are already 2 community produce gardens in the area (Croydon and Ringwood).
- The location currently proposed for the men's shed functions as an overflow carpark. A replacement area for overflow parking should be nominated in the masterplan if the proposed location remains.
- The playground should stay close to the toilets and the community centre. The BBQ area is important to the local community and should be retained and expanded.
- The facilities at the Park should be interlinked and connected by paths to the Dandenong Creek Trail.
- Signage for the community centre is considered inadequate.
- There is not enough car parking. The carparking area should be made larger and asphalted if possible.
- A wetland has been proposed for consideration at the Park to provide a source of water to irrigate the sports oval. A subsequent investigation found that the development of the wetland is not feasible as the catchment area required to sustain the wetland is not available.
- The Park should be made more accessible. The buildings, car parks and pedestrian links around the Park all need improvement from an accessibility perspective.
- Funding has been promised for projects at Glen Park. \$500,000 has been provided by the State Government to redevelop the community centre and the Federal Government pledged \$500,000 during the election campaign for works in the Park.
- Signage should be improved. Living Links Project Guidelines should be considered for signage along the Dandenong Creek and café signage will need to consider that commercial cafés have been denied signage in the past.

- There are many opportunities to engage residents as part of a public art process for this particular reserve. Community renewal, the community centre, local residents and the sports clubs could all be involved.
- There are opportunities through the Future Directions Plan to continue to provide public art as part of paving, buildings, signage, seats, car parks, bollards etc. The community needs to be engaged in the process.

4.2.2 Community and Health

- The incidence of vandalism at the Park has risen recently with a few fires in bins. Consideration should be given to placing a bin enclosure on site so bins are kept away from buildings.
- A paved path needs to be provided from Glen Park Road to the Dandenong Creek Trail. People on gophers/scooters access the Dandenong Creek Trail from Glen Park Road.
- Appropriate paving needs to be provided between accessible parking spaces and the community centre/men's shed etc.
- The access and management of the public toilets need to be looked at if the community centre/pavilion is to be redeveloped.

4.2.3 Facilities and Building Services

- The buildings at the Park are generally in good condition.
- The buildings are usable by people with limited mobility but are not compliant with the regulations relating to disability access. Council has a rolling upgrade program for accessibility – this pavilion and community centre are not considered a high priority at this stage.
- When constructing new facilities, grey water is being used for toilets, solar power is being used where appropriate and water tanks are being installed. These features should be included in any design plans for the community centres and sports pavilion.
- As a principle, less buildings on the site is better as it means less water tanks need to be installed and more land is available for open space.
- A covered bin enclosure should be installed on the site in an area away from the buildings.
- Buildings should be designed and fitted to limit vandalism opportunities.
- The oval has not been properly constructed and has drainage problems.
- The pipe track has the potential to link the Dandenong Creek Trail with Croydon Town Centre.

- The playground is well used. Relocation to the east and an upgrade in status and standard from neighbourhood playground to precinct playground should be considered.
- There are several oak trees on the site that are significant. These should be conserved.
- The industrial sites on the boundaries of the Park should be screened.
- Car parking at the Park is fragmented. This should be remedied if possible.
- Public art needs to be included in any redevelopment plans for the Park.

4.2.4 Operations and Bushland Management

- As much open space as possible should be retained at the Park. The footprints of buildings and carparks should be kept to a minimum.
- Facilities that are developed or redeveloped need to retain the character of the Park and the surrounding area.
- Heritage listed oak trees need to be protected from parking and damage.
- Plantings should be indigenous species and/or drought tolerant. No weed species should be planted on the site.
- From a risk management perspective, path networks need seamless transitions not raised edges. Hard paths are satisfactory as long as they are not raised.
- The Dandenong Creek Trail path should be widened to a minimum of 2.5m. The Trail has the potential to loop into the Croydon Town Centre.
- Many trail users probably do not know that the café is open. The café should be better promoted.
- The tennis courts should be retained and linked with the basketball ring/pad.
- The carpark is not sealed. Council has a rolling program for sealing carparks. Glen Park is not considered a high priority.
- More trees should be planted on the south east of the Park.
- The pipe track represents a significant future opportunity. The redevelopment plan should provide for the development of a trail along the track.
- The following issues need consideration with respect to the suggested wetland:
 - Wetlands are difficult to manage due to high nutrients rubbish collected in the structure and the build up of silt
 - Wetlands can smell when water levels are low. Blue green algae outbreaks can also occur. These problems especially occur in wetlands that are drained for irrigation, which the suggested purpose of the proposed Glen Park wetland
 - There is not enough area for a wetland in this Park. It would need high maintenance such as de-silting, patching of rock work, water testing, algae monitoring, fencing,

weed control, introduced fish control, if frog habitat the limitation of herbicide use and rubbish removal etc

- Safety issues would also have to be considered such as depth, fencing, signage and benching near edge of water.

4.2.5 Planning and Sustainability

- The Park is zoned as PPRZ. The south of the site is zoned as PUZ1 (the Dandenong Creek and the Pipe Track). There is a vegetation protection overlay along the Dandenong Creek.
- Glen Park is in neighbourhood area 13. Future developments at the Park should consider the objectives for the character of this neighbourhood.
- The small hall was moved to Glen Park from the City of Knox. As part of the planning permit that was granted by the City of Knox, Maroondah agreed to undertake a heritage study on the hall. The heritage study has not yet been undertaken, it is expected that the hall will be found to have cultural and heritage significance. This may result in a heritage overlay being put on the building. However, this will not legally affect the rest of the site and new built form would not have to be sensitive to the heritage building.
- Maroondah's approach to heritage is to maintain heritage significance where feasible but not to prevent reasonable development because of heritage issues.

4.2.6 Community Renewal

- The local community values the trees and greenery, the walking/bike track and the peacefulness of the Park. The community wants more picnic areas, seats, trees and greenery.
- The men's shed and community garden are good ideas and would link well with the community centre.
- The Glen Park estate is around 80% units so there is not much private open space in the area. Therefore, the Park is important to the community as a place to play, relax and socialise.
- The playground should not be located behind the goals and needs to be fully contained by a fence and gates.
- Consideration should be given to redeveloping the existing or building a new community playground at the Park – where children build cubbies, grow vegies and do arts.
- The BBQ/seats at the Park should be arranged to provide for families/groups as if they were socialising in their own backyards

- The tennis courts should be redeveloped to provide for more uses i.e. basketball. Kilsyth Phoenix Basketball club has no home and could potentially use the facilities for some outdoor training.
- Lighting needs to be improved within the Park.
- A path around the oval and from the car park to the creek trail would be well used.
- The shipping container needs to be removed and more storage areas provided within the buildings.
- There is a lack of parking on football match days.
- There is a lack of signage at the Park - people are not aware of the café, toilets, BBQ availability etc.
- The community centre layout is not ideal. Extending permanently into the pavilion may be an option if not required for sport but the centre may not be able to fully utilise the space.

4.2.7 Traffic Engineering and Integrated Transport Planning

- No formal complaints have been made by local residents about traffic problems arising from the activities held at Glen Park. A formal traffic assessment of the Glen Park area was undertaken 2 years ago and no changes were recommended.
- The car park at Glen Park will have to increase in size if the Park becomes more active.
- The masterplan should make provision for suitable shared paths and secure bike racks for users of the community centre, playground and sports facilities.
- The facilities in the Park need to be linked through suitable paths.
- The main paths in the Park need to be as wide as possible to allow for walkers, cyclists, parents with prams etc. The paths need to have a gradient of less than 1:14.
- The masterplan should make provision for a future shared path through the pipe track easement.

4.3 User Groups

4.3.1 East Ringwood Junior Football Club

- The Club is run separately from the senior East Ringwood Football Club. It currently fields 8 junior teams and expects to field the same number in the future.
- Four junior matches are played at Glen Park every Sunday between 10am and 6pm. Training is also held at the ground during the season proper.

- The Club is looking for a long term home. It would prefer to be in Ringwood but realises that this may not be possible. It would be happy to stay at Glen Park if the facilities were improved.
- The pavilion has only one changeroom and little storage. The shipping container on site is full and the Club has more equipment stored off site. The Club does not need a function space at Glen Park; it uses East Ringwood for this purpose.
- The oval has drainage issues and games had to be moved off the oval last season.
- The training lights are too low and not in the right places. The club would consider relocating the lights that were installed recently at the East Ringwood bottom oval if the Club was guaranteed continued access to Glen Park in the medium term (the lights cost the club \$20,000 a few years ago).
- There needs to be more car parking at the Park. The carpark overflows on match days with many people parking in the streets.
- The Club has the capacity to financially contribute to facility upgrades.

4.3.2 Norwood Cricket Club

- Norwood fields 6 senior and 3 junior cricket teams and expects to continue to field these teams in the future.
- The oval at Glen Park is used every Saturday during summer by the 5th and 6th grades (seniors). The club does not train or have social functions at Glen Park; it uses Mullum Mullum Reserve for these activities.
- The oval is suitable sized for cricket. The playing surface needs improvements and the area around the pitch is too sandy. The pitch needs to be wider (currently 190cm needs to be 275cm). The carparking is adequate.
- The club is generally happy with the pavilion but would like to have access to 2 changerooms.

4.3.4 Glen Park Community Centre

- The community centre is virtually at capacity and needs to expand.
- The centre shares the use of the pavilion with the sports clubs. This is not ideal as the cleaning and furniture movement issues cause difficulty. Also, the community centre would like to run courses on weekends when the pavilion is used by the sporting clubs. It would also consider moving the café to the pavilion to utilise the outdoor area under the verandah.
- The car park requires a bus drop off and more accessible parking spaces.

- The community centre should be more closely linked to the playground. The playground should be fenced and gated to make it safer.
- The playground, BBQ and shelter remain in their current location – the location has good supervision and surveillance.
- More picnic tables and seats are needed around the BBQ area.
- The disabled toilet in the community centre is not disability compliant. The sports pavilion does not have an accessible toilet.
- If a new pavilion is built for the sports club, it could be used by other groups during the week such as scope and the seniors groups etc.
- The new hall needs a wet area for arts classes. The hall should be made suitable for renting out to external groups.
- The centre runs playgroups and play-gym sessions. A fenced outdoor space (with no equipment) would improve flexibility.
- Facilities are needed for certificate training in hospitality - e.g. a larger kitchen and store.
- More facilities are needed at the Park for young people. The tennis courts should be made multi-use and better maintained.
- More trees are needed.
- Signage is needed to advise residents of what is available in the Park.

4.4 Sports Associations

4.4.1 Ringwood and District Cricket Association

- Senior and junior team registrations have been reasonably steady in recent years. The Association is at capacity with respect to access to Council grounds. If new teams or clubs wished to enter the Association, more use would have to be made of school grounds. Therefore it is important that Glen Park remains a cricket venue.
- Glen Park is generally considered to be in good condition and suitable for the Norwood 5ths and 6ths.
- The Glen Park oval has a 190cm wide synthetic wicket. This needs to be replaced with a 275cm wide wicket which is now the standard.
- The changerooms at the ground are small. They are serviceable enough but could do with an upgrade. The standard of the ground is generally good.

4.4.2 Eastern Football League

- Player numbers in the competition are trending up around 4 or 5% each year - mainly from the clubs in the growth areas around Knox. There were 279 teams entered in the league in 2007 and 290 have entered for 2008. There is one new club in 2008, making a total of 42. Player numbers in Maroondah are steady.
- The Glen Park oval easily meets the minimum ground size standard for the EFL competition.
- The ground does have drainage issues on the pavilion side between the coaches' boxes. Some games have been moved away from the ground in the past because of the state of the ground after wet weather.
- The changerooms are reasonable for junior matches but would not be suitable for seniors as they are too small.

4.5 Local Interest Groups/Residents

4.5.1 Maroondah Bicycle User group

- Tree roots are damaging sections of the Dandenong Creek Trail near Glen Park.
- Gravel washes onto the trail in the Glen Park area and makes the trail very slippery. Otherwise the trail surface is generally good. The resealed surface to the east is excellent
- The trail should be signed to indicate that there is public toilet in Glen Park. Signs regarding routes available through Glen Park might also be useful so riders know they have an alternative to riding on the footpaths/roads.

4.5.2 Maroondah Bushlinks and Maroondah Bushwalking Club

- All remnant vegetation within the Park should be maintained and all plantings should be local natives (both species and provenance).
- The bushwalking club has a bike and walking group. It is mainly the bike riders that use the Dandenong Creek Trail but some of the less mobile walkers also.
- Many people who use the trail do not know that there are public toilets available at Glen Park.
- Glen Park should be made more attractive.

4.5.3 Residents

Residents' Survey

Households located in close proximity to the Park were invited to respond to a survey about their use of the Park and specific questions about improvements to the Park. The survey was also made available to people who attended the community events at the Park.

90 households/people completed the survey and the results are outlined in Table 5 (as percentages). The results indicate the following:

- There was very strong support for a path link to the Dandenong Trail; a circuit path; community garden; community artwork; new pathway entrance; a wetland; and screening of the industrial areas.
- There was strong support for relocation of the playground; sealed carparks; proposed location of the men's shed; alternative use of the sports fields; redeveloped sports pavilion; and outdoor fitness facilities.
- Many respondents use the community café, would participate in a community garden and would use the men's shed.
- There is little support for the retention of the shipping container.

Table 5 – Survey results

Question	Yes %	No %	Not interested/ No answer %
Do you support the extension of the path to link with the Dandenong Creek Trail and go around the oval?	93	5	2
Do you support the idea of an open to all community garden	89	4	7
Do you support the creation of a wetland system to irrigate the oval and provide habitat?	88	8	4
Do you support the use of community artwork in the reserve?	88	9	3
Do you support new pathway entrances to the reserve?	85	12	3
Do you support using planting to screen the industrial area to the south and west	84	11	5
Do you support the relocation of the playground within the reserve to create a larger family recreation area?	81	10	9
Do you support the sealing of the carparks and creation of a one-way entrance/exit for No. 20?	78	17	5

Question	Yes %	No %	Not interested/ No answer %
Do you support the proposed location of the men's shed?	76	14	10
Do you support alternative sports use of the oval?	68	20	12
If the facilities were provided for outdoor fitness in the passive areas and bike track, would you use this area for outdoor fitness	64	30	6
Would you support building improved sports facilities eg club rooms?	59	22	19
Do you use the community café?	57	40	3
Do you think there needs to be additional directional and informative signage throughout the reserve?	57	30	13
Would you participate in the community garden?	45	46	4
Do you currently use the pipe track as a walk through?	42	50	8
Do you support the replacement of the tennis courts with another type of activity eg netball, basketball, skateboarding,	40	45	5
Do you currently attend classes/programs at the Centre?	35	63	2
Would you use the men's shed?	35	59	6
Would you use upgraded tennis courts for tennis?	33	55	12
Does anyone in your household currently use the playground or basketball ring	32	60	8
Do you currently use the oval, cricket nets?	18	68	14
Do you support having these styles of structures (shipping containers) in the park?	17	65	17
Do you currently use the barbeque?	9	88	3

Community Event

A community event was held at the Park. Children and adults attending the event were asked to make suggestions about improvements to the playground/reserve. Their comments were as follows:

Children's playground

A community artist engaged children attending the event to draw what they would like their playground to look like. Most of the children were under 12 years old. Some of the suggestions included:

- Swings, jumping castle, flying fox, merry-go-round.
- Ferris wheel, tunnels and pipes.
- Ball pit, maze, sand pit, tree house, mini golf.

- Climbing structures, rocket ship to climb on with squiggly slides.
- Fence palings with cut out designs (like Box Hill Community Arts Centre).
- Totem poles, giant hand to climb over, swirly slide, decorative fence with same treatment as sensory art walk.
- Maypole swing, circus themed park playground, monorail.
- Twirling slides, bumping slide, sliding pole, rocking kangaroo.
- Something for bigger kids eg a rock climbing wall, jumping castle.

Playground/Park

- A climbing wall should be considered – not too high (indicated about 1.5m) - with rock climbing grips.
- Fitness stations around the oval – not around the playground – so you can use them when you go running.
- More swings for little kids, e.g. 2 baby swings.
- Tables and chairs and a BBQ around the front side of the Community House. It is a lovely area under the tree and is currently under-utilized.
- The playground is not well placed as it lies directly behind the goals. In addition to this, the goals are close to the road which often results in the ball going on the road - this is a road safety issue.
- Trees in the park to attract birds and butterflies.
- There are too many bikes on the Dandenong Creek Trail to the extent that it is often not safe to walk on the track.
- More seats along the bike track.
- Community garden and concept should be pursued. It could be an edible garden.
- The men's shed concept should also be pursued.
- Tennis courts should remain and be converted to a multi-purpose play area.
- Illegal use of motorbikes in park and along the Dandenong Creek Trail should be discouraged and hopefully prevented.

4.6 Other Stakeholders

4.6.1 Knox City Council (note: Glen Park is located close to Maroondah's border with Knox)

- Like Maroondah, Knox has a general undersupply of playing fields for cricket and soccer. The ground needs for football are being met.

- Revegetation along the Dandenong Creek is important but no management plan for the section of the creek east of Bayswater Road has been developed and the priorities not yet set.
- The Liverpool Retarding Basin is east of Glen Park and is considered to be environmentally significant.
- More planning and development has been undertaken along the creeks west of Bayswater Road where the Friends of the Creek group is in existence and there is greater community involvement.
- Knox has developed a set of design priorities for the redevelopment of its open space areas. These are:
 - Use of indigenous plantings
 - Incorporating public art where appropriate
 - Accessibility (path gradients as well as seats etc)
 - Water sensitive urban design
 - Use of screening shrubs along fence lines
 - Use of canopy trees with clear trunks to maintain visibility
 - Mix of hard and soft paths for users
 - Also looking at treating ovals that have drainage issues through engineered wetlands and swale drains to manage water flows.

4.6.2 Melbourne Water

- Melbourne Water manages the Dandenong Creek. It has no major plans for the Glen Park section of the creek. It is not a high priority for Melbourne Water being a section which has a highly modified waterway (i.e. a piped drain). Its main focus in the Bayswater area is the retarding basin at Colchester Road.
- Melbourne Water does not manage recreation assets such as trails or seats. Maroondah and Knox Councils are responsible for the construction and maintenance of the trails and park furniture along Dandenong Creek in the Bayswater area.
- In terms of future development of trails in this area, Melbourne Water would be happy to meet with Council staff to discuss proposals. Melbourne Water has guidelines for trails in close proximity to waterways i.e. if they are in a floodplain they must be sealed, and should be above the one-in-ten ARI flood level. Melbourne Water would be a referral authority for a trail in a flood-prone area, so Council would ultimately need to submit any plans to Melbourne Water for approval.
- A wetland might be achievable in Glen Park through diversion of water from Council stormwater, Melbourne Water stormwater or direct from the Dandenong Creek if

feasible (note: there are no Melbourne Water drains in the vicinity of the Park). Southern Rural Water will need to be contacted for the details on the licensing requirements.

- A sports ground requires around 7 megalitres of water for irrigation each year. A wetland will ideally carry around ½ of that. The average rainfall in Bayswater North is 800mm per year, although it has been significantly less over the last two years. Modelling would need to be done on the size/depth of the proposed wetland and the likely annual water harvest from the stormwater catchment area to see if it is feasible.

4.6.3 Southern Rural Water

- There are no surface water licenses available for the Dandenong Creek, it is fully allocated. Licenses are required to divert water from Council and Melbourne Water drains. These licenses are still available and may be applied for by Council.

4.6.4 Vic Police Crime Prevention

- If screening plantings are to be used they need to be placed against the walls and fences that they are screening and not away from them to allow places for people to hide, especially around walking trails.
- Sight lines are very important, plantings should be below the knee and trees should have bare trunks when used centrally within the Park.
- The local population around Glen Park is reasonably transient and has a relatively high level of disadvantage. However the level of serious offences in the park is not high. This is attributed to the existence of a very active community centre on the site.

4.7 Summary of Key Themes

4.7.1 Playing field, pavilion and community centre

- The playing field should continue to be used for football/cricket in the short term but may be required for soccer/cricket in the long term.
- The playing field was not properly constructed and has problems with drainage. The floodlights also require upgrade. However, its level and standard of use at the moment does not justify reconstruction or lighting upgrade in the short term.
- The synthetic carpet on the cricket wicket should be widened to 275cm.
- The pavilion is basic with only two small changerooms and little storage space. Consideration needs to be given to redeveloping the pavilion to provide appropriate

changerooms, storage areas, umpires rooms etc. Any redevelopment plan should factor in that the venue may in the long term be used for soccer (possibly 2 fields with potentially a number of women's teams playing on these fields).

- The feasibility of relocating the pavilion to the carpark area near the shipping container should be investigated. Combining the men's shed with the pavilion should be considered to improve economies of scale, limit the number of buildings on the site and improve environmental efficiency. This would allow the community centre full use of the existing buildings and allow the area proposed for the men's shed to be retained as open space and an overflow carparking area.
- The community centre should be expanded to provide more storage, activity spaces and classroom areas.

4.7.2 Play and social facilities

- The tennis courts should be retained and be redeveloped so that they can be used for tennis, netball, basketball and other like activities.
- The playground should be upgraded and remain close to the community centre (some stakeholders think the current location is suitable. Others are concerned about safety – i.e. close to the road and behind the goals. All recommend that the playground should be fenced.
- Consideration should be given to developing a community playground where the component elements are determined by the community.
- The BBQ social area should be expanded and upgraded.

4.7.3 Community garden

- The site proposed for the community garden is not large enough to accommodate a viable produce garden. An ornamental garden should be developed instead.

4.7.4 Paths and carpark

- A hard path from the Dandenong Creek trail (min width of 2.5m) to Glen Park Road and the community facilities in the Park needs to be provided.
- The key elements of the Park – playground, tennis courts, pavilion, community centres should be connected by a path network.

- This masterplan should provide the opportunity for a future walk/cycle link through the pipe track.
- Consideration should be given to sealing the carpark and making it larger. A replacement area for overflow carparking should be nominated if the proposed location for the men's shed remains. A bus drop off area should also be considered.

4.7.5 Wetland

- A wetland has been suggested for the Park for the purpose of storing water for irrigating the Park. There is considerable support from local residents for this concept. However, it is not considered feasible because of the size of the catchment area required and the problems associated with maintaining a wetland area used for irrigation.

4.7.6 General

- The Future Directions Plan should place a strong emphasis on enhancing safety and making the Park and its facilities vandal proof and disability accessible.
- Public art should be given a high priority in the plan.
- Priority should be given to indigenous plantings and water sensitive urban design.
- Signage for the community centre, toilets, café and tennis courts should be provided at both Glen Park Road and the Dandenong Creek Trail.
- The facilities in the Park should be designed to minimise vandalism.
- A covered bin enclosure should be provided the Park.
- Screening plantings should be used against industrial site boundaries.
- Lighting within the Park needs to be improved.
- Bike racks should be provided in the vicinity of the community facilities.
- More trees, seats, shelters and picnic areas should be provided.

SECTION FIVE – FUTURE DIRECTIONS PLAN OPTIONS

5.1 Introduction

This section lists the improvements to the Park identified in the condition assessment or suggested by key stakeholders and assesses the merits and feasibility of these improvements.

5.2 List of Improvements/Assessment of Merit

The list of improvements is provided in Table 6 on pages 43-45. The commonly suggested improvements were:

- Constructing a circuit path.
- Redeveloping the pavilion.
- Enhancing the playground and social areas.
- Providing better signage.
- Expanding and redeveloping the community centre.
- Improving lighting.
- Redeveloping the tennis courts as an outdoor games area.
- Constructing the men's shed.
- Developing a community garden.

All the improvements listed in table, with the exception of keeping the playground in its present location, are considered to have merit and should either underpin the Future Directions Plan as general principles or be included as recommended works. The current location of the playground is not considered ideal as it very close to Glen Park Road and is in the straight hitting zone and gold kicking zone for cricket and football respectively.

The suggestion to combine the men's shed with the sports pavilion, instead of locating it near the western fenceline, is considered to have particular merit. It will increase the prominence of the shed within the Park, reduce the number of buildings in the park from 4 to 3 and allow the land that the shed was to be located on to be used for overflow or, possibly in the long term, permanent carparking.

N.B. Further investigation has shown that a combined facility footprint would negatively impact on the oak trees and other vegetation.

Table 6 – Suggested improvements to Park

Improvements	Suggested by						
	Literature Review	Residents	Council staff	Community Centre	Community Renewal	Sporting clubs and associations	Condition assessment
<i>General</i>							
Create more diversity and recreation opportunities in the Park.	✓				✓		
Provide as far as practicable for all age groups in the design of the Park.	✓						
Retain as much open space in the park as possible. Keep building footprints to a minimum.			✓		✓		
Place a strong emphasis on enhancing safety and making the Park and its facilities vandal proof and disability accessible.	✓	✓	✓	✓	✓		
Give a high priority to public art in the redevelopment masterplan.			✓				✓
Give priority to indigenous plantings and water sensitive urban design.			✓				
Provide directional signage for the community centre, toilets, café and tennis courts at both Glen Park Road and the Dandenong Creek Trail.			✓	✓	✓		✓
Design the facilities in the Park to minimise vandalism.			✓				
Provide a covered bin enclosure in the Park.			✓				
Provide screen plantings along the industrial site boundaries.		✓					✓
Improve the lighting within the Park.		✓	✓	✓	✓		

Glen Park Future Directions Plan

Improvements	Suggested by						
	Literature Review	Residents	Council staff	Community Centre	Community Renewal	Sporting clubs and associations	Condition assessment
Provide bike racks in the vicinity of the community facilities.			✓				
Provide more trees, seats, shelters and picnic areas.		✓	✓		✓		✓
<i>Playing field, pavilion, community centre and hall</i>							
Continue to use the playing field in the short term for football/cricket.			✓			✓	
Reconstruct the playing field and upgrade the training lights.			✓			✓	
Widen the synthetic carpet on the cricket wicket to 275cm.						✓	
Redevelop the pavilion to provide appropriate changerooms, storage areas, umpires rooms etc. Any redevelopment plans should factor in that the venue may in the long term be used for soccer (possibly 2 fields with potentially a number of women's teams playing on these fields).		✓	✓			✓	
Investigate the feasibility of relocating the pavilion to the carpark area where the shipping container is located and combining it with the men's shed			✓				
Erect the men's shed in the location that has been previously proposed for the shed		✓	✓	✓	✓		
Expand the community centre to provide a bigger condition, more storage, activity spaces and classroom areas.		✓		✓			
Provide a wet area in the hall				✓			

Improvements	Suggested by						
	Literature Review	Residents	Council staff	Community Centre	Community Renewal	Sporting clubs and associations	Condition assessment
<i>Play and social facilities</i>							
Retain and redevelop the tennis courts so that they can be used for tennis, netball, basketball and other like activities.			✓	✓	✓		
Upgrade the playground to provide more diversity. Involve the community in the design of the playground.			✓	✓	✓		✓
Expand and upgrade the BBQ/social area			✓	✓	✓		
<i>Community garden</i>							
Develop a community garden next to the men's shed (produce or ornamental)		✓	✓	✓	✓		
<i>Paths and carpark</i>							
Construct a hard path from the Dandenong Creek trail (min width of 2.5m) to Glen Park Road	✓	✓		✓			✓
Connect the key elements of the Park – playground, tennis courts, pavilion, community centre, men's shed with a circuit path		✓	✓	✓	✓		
Make provision for a future walk/cycle link along the pipe track.		✓	✓				✓
Give consideration should be given to sealing the main carpark, making it larger and providing a bus drop off			✓	✓			✓

SECTION SIX – FUTURE DIRECTIONS PLAN

6.1 Introduction

This section contains the following information:

- Plans illustrating proposed works at the Park.
- A development plan for the Park with estimated costs of the proposed works and recommended priorities.

6.2 Objectives

The Future Directions Plan provides a vision for how the Park will look and function in the long term. The implementation of the Plan will achieve the following objectives:

- Increase the scope and enhance the quality of residents' experiences in the Park.
- Enhance the prominence of the reserve and its role as a community park.
- Promote an appropriate balance between active and passive recreation.
- Enhance pedestrian and bicycle movement through and within the Park.
- Enhance the appearance and safety of the Park.

6.3 Priorities and Costs

The priority and timelines for works are described as high, medium and low term.

High priority projects (1-3 years) are works which have one or more of the following characteristics:

Enhance passive recreation and informal play experiences in the Park for local residents.

Do not require detailed planning or involve approval processes which may take a number of months or years to complete.

Address important maintenance issues.

Funds are already allocated or available from grant programs.

Medium priority projects (4-6 years) are works which have similar characteristics to high priority projects but may require comprehensive planning including consultation, concept planning, detailed planning and fund raising or budget allocations.

Low priority projects (7-10 years) are works which are similar to medium projects but are not considered as urgent as these projects and/or will required considerable fundraising.

The costs provided in the table are indicative only and will need to be confirmed in the detailed design phases.

6.4 Recommendations

That the Plan as detailed in Table 7 and Plan B be adopted as the Future Directions Plan for Glen Park.

That the allocations listed in Table 7 be referred to Council's capital works and operational budget process as appropriate.

That maintenance responsibility for the different elements of the Park be clarified.

That the long term function of the playing field be resolved – soccer, AFL and/or cricket.

That detailed concept plans and cost estimates be produced for the redevelopment of the community centre and development of a future sports' pavilion and men's shed.

Table 7– Future Directions Plan: Implementation Program

Key to reading table

Priority: High = 1-3 years, Medium = 4-6 years, Low = 7-10 years

Funding Sources: C = Capital, G = Grants

- * Council’s Current 3-year Capital Works Program
- # Possible *Living Links* Funded Project
- + Federal Government Election Promise
- ^ Eligible for Council’s Third/Third/Third Grants Program
- \ Eligible for Council’s Community Arts Grants Program
- “ Possible State Government Grant
- ~ Applied for State Government Funding
- N.B. Where funding is from 2 potential sources it has been split 50:50

Map legend	Improvements	Estimated cost \$	Priority	Funding Source
GENERAL				
1.	Provide directional signage for the community centre, toilets, café and tennis courts at Glen Park Road and the Dandenong Creek Trail. Install regulatory and behavioural signage.	6,000	High	C *
2.	Provide screen planting along the industrial site boundaries and other appropriate locations with an emphasis on indigenous plants.	10,000	High	G# Confirmed
3.	Improve lighting in the Park – around the Community Centre and hall, carparks, playground and tennis courts, use energy efficient products.	50,000	High	C/G +
4.	Install additional public art pieces in the Park. Focus on local artists' work.	15,000 (nominal)	Low	C/G \
5.	Provide more park furniture at appropriate locations.	12,000	Medium	C
PLAYING FIELD, PAVILION AND COMMUNITY CENTRE				
6.	Upgrade the playing field. (Allow for the possible long-term use of the field for two soccer fields).	20,000	Medium	C
	Upgrade the training lights including power supply.	60,000	Medium	G ^
	Widen the synthetic carpet on the cricket wicket to 275 cm. Concrete full width of cricket nets.	7,500	Low	G ^
7.	Development of a pavilion to provide appropriate change rooms, storage area and umpires rooms. Incorporate ESD principles.	500,000	High	G + Confirmed
8.	Construct the men's shed, incorporating Environmental Sustainable Development principals, in location as shown on plan.	150,000	High	G ~ ^ Part Confirmed
9.	Redesign the community centre to provide accessible rooms/toilets, more storage, activity spaces and classroom areas, utilising existing sports rooms, storage area and umpires rooms. Incorporate ESD principles.	500,000	High	G + Confirmed

Glen Park Future Directions Plan

Map legend	Improvements	Estimated cost \$	Priority	Funding Source
10.	Provide bike-parking facilities near the community centre, play space and tennis courts.	1,000	High	G +
11.	Develop a garden next to the men's shed with connecting paths. Type of garden is yet to be determined.	20,000	Medium	G
PLAY AND SOCIAL FACILITIES				
12.	Replace the coaches boxes with an approved design.		Completed	
13.	Retain and redevelop the tennis courts so that they can be used for tennis, netball, basketball and other like activities.	60,000	High	C *
14.	Establish a new playground closer to the tennis courts. Provide a family orientated space with a shelter, seating and space for informal ball games.	160,000	Medium	C/G “
15.	Relocate and upgrade the BBQ social area.	20,000	Medium	C
PATHS AND CAR PARKS				
16.	Construct a 2.5 metre wide asphalt or concrete path from the Dandenong Creek Trail to Glen Park Road.	12,000	High	C *
17.	Connect the key elements of the Park - playground, tennis courts, pavilion, community centre and the men's shed with a gravel circuit path.	6,000	Medium	C
18.	Construct a walk/cycle link along the pipe track to Connolly Crescent and the Dandenong Creek Trail. (Subject to Melbourne Water's approval).	15,000	High	C *
19.	Investigate widening of the Dandenong Creek Trail where appropriate install behavioural signs.	30,000	Medium	C/G “
20.	Investigate pedestrian and vehicle access and traffic management as a separate study.	5,000	High	C
21.	Asphalt the existing crushed rock surface to carpark (A) on the western side of the Park. Incorporate pedestrian accessibility and Water Sensitive Urban Design in any car parking redevelopment.	88,000	High	C *
22.	Asphalt the existing crushed rock surface around proposed sports rooms.	20,000	High	C

Glen Park Future Directions Plan

Map legend	Improvements	Estimated cost \$	Priority	Funding Source
23.	Redesign and asphalt the existing crushed rock surface to carpark (B) on the eastern side of the Park.	74,000	Low	C

Capital = \$465,500 Grants = 1,376,000, TOTAL = \$1,841,500

Table 8 – Estimated Implementation and Operational Costs by Years

The following table provides a summary of the estimated cost of implementation by years, including operational / maintenance costs based on actual costs as of 2007/08. There is no indexation for inflation or other increases. The costs have been averaged over the years according to their priority in Table 7.

Year / Priority	Capital	Maintenance	Grants / Others
Current year		\$44,000	
2008/09 High	\$77,000	\$50,000	\$395,000
2009/10 High	\$77,000	\$58,000	\$395,000
2010/11 High	\$77,000	\$66,000	\$395,000
2011/12 Medium	\$51,000	\$72,000	\$59,000
2012/13 Medium	\$51,000	\$78,000	\$59,000
2013/14 Medium	\$51,000	\$84,000	\$59,000
2014/15 Low	\$27,000	\$88,000	\$4,000
2015/16 Low	\$27,000	\$92,000	\$4,000
2016/17 Low	\$27,000	\$96,000	\$4,000
2017/18 Low	\$27,000	\$100,000	\$4,000

6.5 Plan B – Future Directions Plan

APPENDICES

Appendix A – Residents’ Survey

GLEN PARK COMMUNITY SURVEY

Glen Park in Glen Park Road services the western portion of Bayswater North. The Dandenong Creek is the major open space corridor within the Maroondah municipality. The park is used by locals and visitors. Glen Park is within the ‘Living Links’ project which plans to improve the links between open spaces from the Dandenong Ranges to the Bay by improving habitat, waterways and amenity.

Please complete 1 survey per household to include all members of your family (note NI means not interested)

- | | <u>Yes</u> | <u>No</u> | <u>NI</u> |
|--|--------------------------|--------------------------|--------------------------|
| 1. SPORTS FACILITIES: Oval is currently used for junior football and cricket. | | | |
| • Do you currently use the oval, cricket nets?
What activity..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you support alternative sports use of the oval?
What activity..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2 & 3. OPEN SPACE AREA AND PIPE TRACK

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| • If the facilities were provided would you use this area for outdoor fitness and recreation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you support new pathway entrances to the reserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you currently use the pipe track as a walk through? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you support the creation of a wetland system to irrigate the oval and provide habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4, 5, 6 & 7. PLAYGROUND, SHELTER & BBQ:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| • Do you support the relocation of the playground within the reserve to create a larger family recreation area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Does anyone in your household currently use the playground or basketball ring? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you currently use the barbeque? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

8. TENNIS COURTS:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| • Would you use upgraded tennis courts for tennis? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do you support the replacement of the tennis courts with another type of activity eg Netball, Basketball, Skateboarding, Soccer, Remote Control Vehicles (please circle)? Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. COMMUNITY CENTRE: Offers a number of learning and activity programs for locals/groups.

- Do you currently attend classes/programs at the Centre?
- Do you use the community café?

10. PROPOSED MEN’S SHED: A place where men can meet to socialise and undertake hobby/social activities.

- Do you support the proposed location?
- Would you use the men’s shed?

11. PROPOSED COMMUNITY GARDEN: A place where community members come together to garden.

- Do you support the idea of an open to all community garden with seats, picnic facilities etc?
- Would you participate in the community garden?

12 & 13. SHIPPING CONTAINER AND COACHES BOXES

- Do you support having these styles of structures in the park?
- Would you support building improved sports facilities eg club rooms?

14, 15 & 16. DANDENONG CREEK

- Do you support using planting to screen the industrial area to the south and west of the creek?
- Do you use the Dandenong Creek Trail: walk cycle jog

17 & 20. GRAVEL CARPARKS (Adjacent to existing tennis courts and proposed community garden)

- Do you support the sealing of the carparks and creation of a one-way entrance/exit for No. 20?

18. SENSORY TRAIL: Pathway with seats that features community artwork and brail writing.

- Do you support the use of community artwork in the reserve?
- Do you support the extension of the path to link with the Dandenong Creek Trail and go around the oval?

19. SIGNAGE

- Do you think there needs to be additional directional and informative signage throughout the reserve?

How often do you visit Glen Park? daily weekly monthly never

How far do you live from Glen Park

How do you usually travel to Glen Park? walk cycle car bus

Any other suggestions for Glen Park or surrounds?

If you would like to contribute further to this project please provide the following:

Name:.....

Address:.....

Tel:.....

Please return by Friday 29th February 2008

To: Open Space, Maroondah City Council, Reply Paid 156, Ringwood 3134

Or the survey box in Glen Park Community Centre.

Appendix B – Outcomes of Residents’ Survey

% RESULTS

Yes No Not Interested No answer

GLEN PARK COMMUNITY SURVEY

A total of 90 responses were received by Council. Below are the % responses for each question.

1. SPORTS FACILITIES: Oval is currently used for Junior football and cricket.

• Do you currently use the oval, cricket nets? What activity.....	17.7	76.8	3.3	2.2
• Do you support alternative sports use of the oval? What activity.....	67.9	20	4.4	7.7

2 & 3. OPEN SPACE AREA AND PIPE TRACK

• If the facilities were provided would you use this area for outdoor fitness and recreation?	63.3	30	0.1	6.6
• Do you support new pathway entrances to the reserve?	84.7	12.2	0.9	2.2
• Do you currently use the pipe track as a walk through?	41.2	50	3.3	5.5
• Do you support the creation of a wetland system to irrigate the oval and provide habitat?	88.1	8.8	0.9	2.2

4, 5, 6 & 7.

PLAYGROUND, SHELTER & BBQ:

• Do you support the relocation of the playground within the reserve to create a larger family recreation area?	81.2	10	6.6	2.2
• Does anyone in your household currently use the playground or basketball ring?	32	59.2	4.4	4.4
• Do you currently use the barbeque?	8.8	88.1	0.9	2.2

	<u>Yes</u>	<u>No</u>	<u>Not Interested</u>	<u>No answer</u>
8. TENNIS COURTS:				
• Would you use upgraded tennis courts for tennis?	33.3	54.6	6.6	5.5
• Do you support the replacement of the tennis courts with another type of activity eg Netball, Basketball, Skateboarding, Soccer, Remote Control Vehicles (please circle)? Other:	40	45.5	9	5.5
9. COMMUNITY CENTRE: Offers a number of learning and activity programs for locals/groups.				
• Do you currently attend classes/programs at the Centre?	34.4	62.3	-	3.3
• Do you use the community café?	56.7	40	3.3	-
10. PROPOSED MEN'S SHED: A place where men can meet to socialise and undertake hobby/social activities.				
• Do you support the proposed location?	76	14.1	5.5	4.4
• Would you use the men's shed?	34.4	59	3.3	3.3
11. PROPOSED COMMUNITY GARDEN: A place where community members come together to garden.				
• Do you support the idea of an open to all community garden with seats, picnic facilities etc?	89	4.4	3.3	3.3
• Would you participate in the community garden?	45.6	45.6	3.3	5.5
12 & 13. SHIPPING CONTAINER AND COACHES BOXES				
• Do you support having these styles of structures in the park?	17.2	65.1	12.2	5.5
• Would you support building improved sports facilities eg club rooms?	59	21.1	13.3	6.6
14, 15 & 16. DANDENONG CREEK				
• Do you support using planting to screen the industrial area to the south and west of the creek?	83.3	11.2	2.2	3.3
• Do you use the Dandenong Creek Trail:	56 - walk		34 - cycle	15 - jog
			(Results not percentages)	

**17 & 20. GRAVEL CARPARKS
(Adjacent to existing tennis courts
and proposed community garden)**

	<u>Yes</u>	<u>No</u>	<u>Not Interested</u>	<u>No answer</u>
• Do you support the sealing of the carparks and creation of a one-way entrance/exit for No. 20?	77.9	16.6	3.3	2.2

18. SENSORY TRAIL: Pathway with seats that features community artwork and Braille writing.

• Do you support the use of community artwork in the reserve?	87	8.8	0.9	3.3
• Do you support the extension of the path to link with the Dandenong Creek Trail and go around the oval?	93	5.2	0.9	0.9

19. SIGNAGE

• Do you think there needs to be additional directional and informative signage throughout the reserve?	56.8	30	4.4	8.8
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How often do you visit Glen Park? 20 - daily 50 - weekly 15 - monthly
5 – never (Results not percentages)

How far do you live from Glen Park

How do you usually travel to Glen Park? 47 - walk 4 - cycle 28 - car 4 - bus
(Results not percentages)

Any other suggestions for Glen Park or surrounds?