



# Glenferrie Oval, Grace Park & LE Bray Reserve Concept Master Plan

The Glenferrie Oval, Grace Park and LE Bray Reserve area contains a significant amount of the open space, community facilities and sporting facilities located in Hawthorn. The area takes in part of the busy Glenferrie Road Shopping Centre as well as Glenferrie Oval and the Tuck Stand, one of Boroondara's premier sporting ovals and pavilions. This Concept Master Plan has been prepared to guide the implementation of future improvements and to provide a comprehensive response to the many complex issues relating to the mix of spaces, facilities and uses found in this area.

## Drawing on the past to strengthen the future

The Concept Master Plan draws on the historic development of the area between Grace Park and Glenferrie Road as a comprehensive and extensive sporting and community reserve. The plan proposes to build on this character and re-establish this area as a vibrant sporting and community precinct.

The plan also draws on the historical development of Grace Park, which was established to cater primarily for the local residential neighbourhood. The plan proposes to protect the historic character of the park and further enhance it as a family-focused open space.

LE Bray Reserve once contained the Kew rail line, providing a north-south transport linkage. The plan proposes to re-establish this link as a shared path connection. Since the closure of the rail line, the reserve has become a local open space of intimate character, forming a 'backyard' for numerous adjacent residential properties. The plan proposes to retain and enhance this character.

## Design Philosophy

The design philosophy which has guided the preparation of the plan is:

*To develop and maintain Glenferrie Oval, Grace Park and LE Bray Reserve as a vibrant community space that promotes health and fitness, arts and culture, and sport and recreation opportunities for local residents and the Boroondara community.*

## Overall Improvements

The Concept Master Plan proposes to make the following overall improvements. More specific improvements are outlined on Sheets 2 - 4

- Create an open space link between Glenferrie Oval and Grace Park.
- Provide shared paths to facilitate cyclist and pedestrian movement through the site.
- Improve access for people of all abilities.
- Retain and protect existing significant vegetation.
- Increase the overall amount of habitat that the study area provides.
- Communicate the history of the study area through signage or other interpretative features.
- Improve lighting to main pedestrian routes, shared paths and car parks.
- Provide an appropriate level of landscape maintenance to maintain a suitable level of landscape amenity.
- Work with VicTrack to agree on a way forward for all VicTrack land in the study area, including the railway embankment on the south side of Glenferrie Oval.

## Traffic & Parking

The proximity of such a wide range of activities to a local residential area requires careful consideration of traffic and parking implications. The Concept Master Plan has been prepared with this in mind. Specific traffic and parking proposals are outlined on Sheets 2 and 3. Additional actions proposed by the Concept Master Plan in relation to traffic and parking include:

- Investigating options to achieve a reduction in non-local traffic using the Grace Park residential area and in particular Linda Crescent, whilst recognising the need for vehicles to access sporting and community facilities in the precinct.
- Reviewing on-street car parking in streets contained within Glenferrie Road, Barkers Road, Power Street and Burwood Road.
- Upon completion of the detailed design of each stage of the Concept Master Plan, a full traffic and parking assessment will be undertaken and submitted to Council for consideration.

## Implementation & Funding

The proposed works in the Concept Master Plan will be implemented in eight stages as shown below. The works will be progressively implemented over a number of years and funding will be prioritised on a city wide basis. Implementation of the plan is entirely dependent on Council's budget allocations on a year by year basis, and it may be some years before various components of the plan are implemented. Sources of funding from State and Federal Government will also be considered to help fund the implementation of the plan. The order of the staging may be changed and some stages may be implemented in parts. Some works will be undertaken on an on-going basis by Council, such as planting, maintenance and playground upgrades.

DESCRIPTION OF WORKS	AMOUNT
Stage 1 - Glenferrie Oval, Linda Crescent Footpath, Railway Underpass and Sustainable Water Strategy	\$1,695,181
Stage 2 - Grace Park and LE Bray Reserve	\$2,192,338
Stage 3 - Aquatic and Leisure Centre	\$19,961,250
Stage 4 - Tuck Stand and Weighlifting Centre	\$10,532,500
Stage 5 - Ferguson Stand and Community Garden	\$460,672
Stage 6 - LE Bray Reserve Car Park	\$367,900
Stage 7 - Linda Crescent Car Park and Grace Street	\$1,219,700
Stage 8 - Sports Ground and Tennis Club Car Parks	\$1,176,169
<b>TOTAL</b>	<b>\$37,605,709</b>